

SPRINGTOP CONDOMINIUM BOARD MEETING

Wednesday, October 25, 2017

Attended by: Ed Madan (Pres.), Peter Cassese (V. P.), Dimitrios Angelis (Treas.), Roxanne McAlvaney (Sec.), Rhonda McClain

Met with Salesperson from Fowler regarding laundry equipment. Discussed options:

- Purchase
- 5 year lease
- Route - 10 year, with profit sharing

Storage - Basement 12 completed

- spaces already marked, decision not to charge owners
- pallets should be used to protect/keep items off the floor

Website - \$1,000/year to enlarge coverage

Boiler discussion

- 3 options, no decision

- hang onto present boilers for this winter

Budget

- Some expenses will have to come out of reserves
- need to increase HOA fees for various ~~new~~ expenses. We are behind on most line items
- lengthy discussion on percentage of increase between 2 - 10%, max 5% favorable to board
- mix reaction to decreasing percentage given to reserves

Lawsuit - Dimitrios to check with lawyer regarding informing residents of the lawsuit

Parking

- A6 needs a space
- for this month, note of warning, next month begin towing
- spaces A-I should settle down (in time)

Trees

- ~~Town~~ wants us to pay for tree removal and do sidewalk
- Welldone Quote
 - \$9,100 for our own trees that need to be removed (Dimitrios to ask for 10% disc with promise of contacting them first for any future work)
 - \$5,800 for additional tree work needed
 - \$13,000 for trees we think the town should remove

Washer/Dryer

- A-14 needs modification form

Pipes

- check valves, annual cleaning to prevent back up into units

Other/miscellaneous

- A-1 parking, needs clarification
 - Ceiling leak, where is it?
 - Tony to mediate
- D-9 leak
 - Whose liability? At the lateral?

- further investigation to find leak