

# LONGMEADOW ASSOCIATION, INC.

## Executive Board Meeting Minutes

June 21, 2023

\*Conducted in person at the club house\*

Board Members: Mike Allen, Tom Ciarleglio, Amanda Nissenbaum, Virginia Veneziano

Management: Mike Milazzo, Elvira Koshov, CPE Property Management Solutions.

Doug Newman – addressed community at 6:52 pm

Mike Milazzo of CPE Property Management Solutions: New management has received a lot of work orders and are working on completing everything and receiving quotes on work orders that are often delayed due to vendor availability. He briefly touched on the fact that he feels the governing document revision process should be revisited this year, as the current documents are not serving Longmeadow well.

1. The meeting was called to order at 6:05 p.m. by Tom Ciarleglio, president, who chaired the meeting. Property management staff was introduced to the Longmeadow Community. Proof of notice of meeting was provided electronically or via mail if no email on file.
2. The Board unanimously approved the acceptance of the last meeting minutes accepted by Amanda – 1<sup>st</sup> motion, 2<sup>nd</sup>- Mike.
3. President's report: Reserves - #1 issue basements and water issues in crawl spaces. 2 units completed by CT Basements so far. 5 buildings and 35 units with average cost \$7k. Patios – 10 slated to start in early July. Powerwashing continuing and paving on Greenwich Way – waiting on 3<sup>rd</sup> quote to start in August. Meters are now complete with UI.
4. New items- Trees – 3 phase plan – 1<sup>st</sup> phase low-hanging ones 2- trees on buildings 3<sup>rd</sup>- remaining trees. Sliders and windows – 5K per slider – 6 windows per unit.
5. Financial Review
  - a. Amanda provided a review as of the May 31, 2023, with cash balance as follows:

Operating Accounts:	\$106,020.12
	\$68,108.84

Total Reserve Accounts:	– \$400,000
	in CD
	\$150,000
	in CD

6. Election of Directors - Mike Milazzo reported the following:
  - a. Amanda re-elected to board- 58 votes
  - b. Janet Waldman- 58 votes
  - c. Keith Murphy – 57 votes
  - d. Ken Comstock – 48 votes.

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7. Unit owner comments

Bob Wilson- spoke well of CT Basements – 17 Greenwich way – huge hole  
American Basement was also mentioned  
Fiber cable was mentioned, and the need to transition to fiber cable.

22 Salem walk – Lamp posts in poor shape. Discussion – Management has reached out to UI multiple times. Redwood fencing. Signs at three main areas driving in need to be repaired. Dumpsters down Salem walk.

Electric car charging stations – Mike spoke with UI regarding the charging station. Association does not qualify for 80-90% federal rebates.

Linda- 7 Salem walk – noticed unloading of garbage by people who don't live here.

Bob Fiore- 20 Salem walk -dumpster company should replace the dumpsters.

Question on CDs asked: Tax rate on interest income – 30%. Doug answered questions relating to the banks.

49 Jackson – Janet – asking about commenting before budget is generated. Budget meeting is done in November- Doug discussed budget process.

Monica- asked regarding audit for 2022 – Mike stated it is currently being worked on.

Kit- stated some miscommunication regarding and smearing existing people and putting things in mailboxes is not right or fair.

8. New Business – paving of Greenwich Way and the issues mentioned above.

Meeting adjourned at 7:43 P.M. Motion to adjourn Monica Foran, Second Tom Ciarleglio.

Respectfully submitted, Virginia Veneziano, Secretary