



## Cromwell Hills Condo Assoc.

(#1), Inc. – Phase 1

9 Birch Court

Cromwell, Ct 06416

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www.cromwellhills.com

### Meeting Minutes

Regular Meeting of The Board of Directors

Tuesday, August 19, 2022

6:30pm – Clubhouse Conference Room {Zoom Broadcasted}

Meeting called to order by chair at 6:32pm. Quorum Present

Present: Gina Margiotta, President; Joe Corlis, Vice President; Eugene Goldstein, Treasurer; Donna Vahlstrom, Secretary; David Shelton, Member, David Field, Property Manager.

Absent: Joe D'Amico, Member; Jim O'Toole, Member.

Acceptance of Minutes of the July 19th meeting.

\*Motion by Goldstein, 2nd by Corlis. 5-0 Motion passes.

#### Unit owner comments

- \* Several Residents of Hemlock Court were present to state that a Hemlock resident was feeding the wildlife thus creating an overabundance of wildlife. 6 Hemlock had extensive damage done to the engine hoses in her car causing expensive repairs.
- \* -Board Discussed speaking to the Resident feeding the wildlife to stop, spraying, and trapping.
- \* Rick Spenser asked to keep the pool open later.
- \* -Board Discussed pool attendants needed and we had coverage.
- \* -Vote to extend pool dates, Motion by Corliss, 2nd by Goldstein. 5-0 motion passes
- \* Goldstein addressed the fact that something had built a dam under the bridge.
- \* -Discussion investigation needed.
- \* Gertie Lester called to give Phil a big shoutout on what terrific job he did for her maintenance issue and how clean he left it.

#### Old Business

- Bridge in good shape \$497.00 need to test for lead paint and then minor repairs and paint can be done.

#### New Business

- Pool repairs, epoxy repair done on skimmers working.
- -Discussion to keep on doing what we are doing for one more year and save up for pool repairs in two years.
- Discussion on Kiddie Pool update options.
- -Discussion on filling it in creating a garden out of it verses repair.
- Discussion on pond update possible grants from the state to clean out silt for preservation.

- \*Discussion on urgency to replace meter and main breaker installation in Linda Court and Cedarland Court. PM needs 3 quotes and only 2 are received so far. BOD will vote when we get 3 quotes.
- \* Discuss Sidewalk and patio repair, sealing and cracking repair, and kiddie pool filled with cement. Need 3 quotes waiting for a third quote before BOD can vote.

#### **Committee Reports**

- None

#### **Property Manager's Report**

- Action Lists completed:
  - Mulching and Trimming
  - Fire Extinguishers serviced
  - Dryer vents in common areas will be inspected and cleaned.
  - Discussion on hiring a company to do this.
  - Fire Hydrants will have annual inspection this month.
  - PPE eyewash station, eye protection and gloves have been purchased.
  - Repaired broken pipes and cleared scuppers on roofs.
  - Purchased Ring Camera/Flood Light Combo for the Pool, for unauthorized use.

Work Order Reports: only 6 open.

Resale Summary - 5 resales

#### **Correspondence Report**

- Violations against the community 2 left -people that are unfamiliar with the rules.

- Residents are encouraged to enter work-order requests through Buildium or call the office

#### **Accept the Treasurer's Report**

- After a brief explanation of understanding financial statements and reports- July 2022
- Motion to Accept by Goldstein, 2nd by Corlis. Motion passes 5-0

#### **For the Good of the Association**

- \* After a late start this year things are going very smooth big thanks to David Field, PM and Phil Maintenance Director working very hard.
- \* Big thanks to the community for your support.

**TEAMWORK MAKES DREAMWORK!**

Don't forget: If you see something say something. Safety first.

Motion to Adjourn by Corlis, no second is required, unanimous consent at 7:43pm

*Next Meeting: Tuesday September 20, 2022 6:30pm – Clubhouse Conference Room & Zoom Broadcast*

Respectfully Submitted.

***Donna Vahlstrom***

Secretary