



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, November 15, 2022

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

Meeting called to order by chair at 6:31pm. Quorum Present

Present: Gina Margiotta President, Joe Corlis Vice President, Eugene Goldstein, Treasurer; Donna Vahlstrom, Secretary; Gregg Levinson, Member; David Shelton, Member; David Stevens, Member; David Field PM.

Absent: Joe D'Amico, Member

Unit owner comments

- * Unit Owner from Linda Court is very happy with her deck painted.

Accept the minutes of the October 18th meeting

- Motion by David Stevens, 2nd by J. Corlis. 7-0 Motion passes.

Old Business

- Continue conversation on Aluminum wiring, BOD hasn't decided yet. Hodge sent info stating we are always insurable. Greg discussed the different types of wiring and costs. Unit owner present discussed a list of electrical vendors to share with the BOD. Several unit owners are ready to go forward with their private wiring remediation and requested confirmation from BOD lawyer.
- Bridge discussion. Repairs are needed. PM & BOD working on solutions. Motion to keep it open Eugene, 2nd Greg. All in favor.
- Roofs. One building is budgeted to do this year. Quotes needed to replace the rest and what material is to be used, PM working on this.
- 2023 Budget, Motion to accept Gregg, Joe C. 2nd all in favor. No fee increase.

New Business

- Discussion regarding options to replace front doors at owners expense. Door ideas were presented by PM. If an owner wants to replace their front door with a new more stylish one they need to show office first. Colors need to be approved too.

Committee Reports

- None

Property Manager Report

- Action Lists/Projects discussed under old Business.
- Additions, new hand rail installed by tennis courts is great.

- Work Orders Done.
- 4 Resales. Market price still staying up.
- Hydrant on Margo is defective, needs to be addressed, PM working on 3 quotes.
- Correspondence Report - 2 calls.

Work Order Report

- 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, motion to accept financial report October 2022 Accept Gregg, 2nd Joe C. all in favor.

For the Good of the Association

- * David Field our Property Manager is doing a fantastic job.
- * Ann, Phil and Paul (Phils temporary assistant) and the BOD are all working hard to make this a Happy Community to live in.

Motion to Adjourn by Corliss, no second is required, unanimous consent at 7:53pm

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

Respectfully Submitted.

Donna Vahlstrom

Secretary