



## Cromwell Hills Condo Assoc.

(#1), Inc. – Phase 1

9 Birch Court

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www.cromwellhills.com

### Meeting Minutes

Regular Meeting of The Board of Directors

Tuesday, October 18, 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; Joe D'Amico, Member; Davis Field PM.

Absent: no one

Acceptance of Minutes of September 20, 2022 meeting.

\*Motion by Goldstein, 2nd by Corlis. 6-0 Motion passes.

Treasurer/Financial Report

Acceptance of the financial report - September - Motion to Accept Donna V, Second Joe D. 6-0 motion passes.

Unit owner comments

\* Greg Levinson campaigned to join the BOD.

Motion made by Joe D for him to join, Joe C. 2nd. Unanimous approval.

\* David Stevens campaigned to join BOD.

Motion made Joe C. for him to join, Joe D. 2nd. Unanimous approval.

Old Business

• Hodge insurance agent, Perry present. We are insured for next year, 4% increase.

Hodge discussed aluminum wiring replacement.

Eugene discussed with Perry whether it was legal or not legal to require a special assessment.

Discussion on optional individual owners to rewire or all the condos and the insurance coverage.

Discussion on alumicon versus copulum.

Discussion on the cost of insurance and the cost of rewiring.

Perry will return in November meeting after doing more research.

New Business

• Pond update:

No federal funds or grants for the dam. Need for a plan to submit to the town to help pay.

\* Joe C. (wetlands committee) discussed the fact that Ciderhill Development caused silt build up and the wetlands are getting closer to the back of Chestnut ct. he needs to work with town planner to fix the situation.

\* David PM submitted to the board 3 quotes for engineering services for inspection and repair of the

foot bridge.

**BOD voted to table the vote on the engineering inspection. Eugene motioned, Joe C. Second. inspection tabled unanimous vote.**

**BOD voted on keeping the bridge open Eugene motion, Greg L. 2nd it. opposed by Joe D., bridge will stay open.**

**\* Maintenance helper still has a few decks left to paint and has been assisting Phil with roof repair.**

**Great job they are doing.**

**\* David PM showed board a selection of colors to paint the clubhouse vote went to pewter color. Job is based on seasonal weather.**

**\* BOD working on Budget process.**

#### **Committee Reports**

- None

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

• Action Lists completed:

- Contracted cement work completed and trip hazard in Hemlock.
- The older electric heaters in common stairwells (one bedroom units ) have been replaced within budget.
- Crack sealing finished in Cedarland, Dogwood, Pine, Mt Laurel
- Fire Hydrants will have annual inspection this month.
- Maintenance working on large amounts of roof leaks due to weather events, had to outsource some leaks to outside vendor.

**\* Work Order Reports:**

- Chimney inspection coming up
- Outside sprinklers have been shut off.

#### **Resale Summary**

#### **Correspondence 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- September, 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 and new helper, Paul working very hard.**

**Office manager Ann doing a great Job.**

**BOD dedicated and working hard for CHCA phase 1.**

**\* 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 j. Corlis, 8:05 pm no second is required.**

*Next Meeting: Tuesday, November 15, 2022 6:30pm – Clubhouse Conference Room & Zoom Broadcast*

Respectfully Submitted.

**Donna Vahlstrom**

Secretary