



10 MAINE ROAD
PLATTSBURGH NY 12903

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Meeting Minutes

August 7, 2018

Call to order

The meeting was called to order by Vice-President, Chris Chandler, at 6:00P.M. President, Peter Hayden was running late.

Roll call

The following directors were present: Don Miller, Linda Turner, Chris Chandler, Randy Lamora, Patty Jaehn and Peter Hayden. Tom Maglienti was absent. Quorum: yes. Also present: Curtis Latremore, property manager, Anne Sanford, Bookkeeper and six homeowners.

Approval of the minutes

Randy made a motion which Linda seconded to accept the minutes from the July 24, 2018 meeting. All in favor

Building: A homeowner submitted a bill from Tic Tock for a total of \$658.80 for repair of an electrical modular unit. Breakdown as follows: \$265.00 for city permit and city building inspector, \$125.00 for service call and \$220.00 for labor and supplies. Motion by Linda and seconded by Randy to reimburse homeowner \$658.80. All in favor.

Work request from 37 Maryland to add black outside shutters to a bathroom and side bedroom windows. No mention in the minutes of the board having made any prior decision regarding outside shutters. Linda made a motion which Patty seconded to allow black shutters to be installed on outside of the townhouse at two window locations. All in favor.

37 Maine is requesting their front curb be removed. Decision was made to add this location to the list of other properties with same problem. Curtis to contact concrete contractors for possible solutions.

97 Maine requesting concrete work to regrade walkways in front of her doors. Curtis and board to meet with contractor Monday, August 17 at 9AM.

Peter received a letter from 144 Maryland requesting homeowner be reimbursed \$300 for having installed new low flow toilets in January. They are snowbirds and had left for Florida prior to the Toilet Rebate flyer being published. They had made an agreement with their plumber to have the new, low flush toilets installed while they were away. The old toilets were still in their garage, so Curtis was able to verify they were high volume flush. After discussion, Peter made a motion and Don seconded to reimburse the homeowner \$300 for three new toilets. All voted in favor.

9 Massachusetts had a leak in downstairs bathroom last winter due to ice. The rain last week, caused another leak and the bathroom ceiling fell. Curtis feels we need to redo the porch roof. Peter advised him to write up specifications and go out for bid.

Landscape: 1. 139 Maryland requested the tree in front of their unit be trimmed back to garage height. Committee declined request. 2. 51 Maine requesting lower limbs, hanging over backyard fence be trimmed. 3. 5 Caitlin requesting a tree behind their unit on common area be trimmed. Wind and rained causes it to hit the building during storms. Curtis will contact From the Ground Up for a price quote at both locations.

Old Business

Sealcoat update: All odd numbers are done on Maryland plus Baltimore. Plan is to finish Maryland by end of the week. Board agreed with Curtis to keep the parking numbering with no change.

Post contract: Bids are due back by August 20 and contract should be awarded at August 21 meeting.

Playground: new playground equipment to be installed Thursday. The cost of installation will be \$669.50 which will be done by Sam's Club installer, Go Configure. Motion by Linda and Randy seconded to reimburse Curtis \$669.50 for installation. All in favor.

Light project update: 100 lights have been installed.

Landscape: Linda, Carol, Don and Patty to form a committee to decide if the landscape contract should be two separate contracts, one for mowing and another for pruning and trimming.

Electrical Maintenance Modular Contract: tabled

New Business

Backyard fences-Curtis to get additional quotes.

Street Parking: Linda proposed parking on one side of street only. Peter to contact attorney for his input.

End Unit Contact: Discussed push to get contact information from homeowners. Possible project for communications. Decided to hand deliver contact form to homeowners and pick up in a few days. There are still about 150 homeowners for which we do not have email addresses.

85 Maryland: sill rot on garage header board, Peter and Randy to check out with Curtis. Need decision who pays for repair.

I. Adjournment

Meeting was adjourned by Peter at 7:20PM.

Minutes submitted by:



Patricia Jaehn

Patricia Jaehn

The next meeting of the board will be Tuesday, August 21, 2018 from 6-7:45PM at the Plattsburgh Public Library Auditorium, 19 Oak Street, Plattsburgh, NY 12901.

Audio 1hour, 21minutes and 9seconds.