

Board call January 16 2025

open - M Rizzo 3:11 pm

2nd Todd or Dave

## UPDATES

review 23/24 final budget

**BUDGETS TO BE FINALIZED BY ACCT – WE WILL TRY FOR END OF FISCAL VERSUS END OF YEAR  
ENDING BUDGET APPROX \$33K WITH AWSC PAY BACKS  
UNDER NORMAL CIRCUMSTANCES, BASED ON ACTUALS AND ESTIMATES, ANNUAL RESERVES TO BE  
\$6-\$8K**

review 24/25 estimate budget ( to publish to owners)

Request for insurance for all including rental rider for coverage if they rent

Aldrich painting for icicle removal

Driveway - post review

**POSSIBLY CUT AND RAPAVE FRONT ENTRANCE TO REMOVE DIP AND SITTING WATER**

Landscaping discussion - post review

**WE WILL MONITOR TO ENSURE MAINTENANCE FREE**

## NEW BUSINESS

Request estimate from roof companies specializing in ice wiring/ice shield

**DAVE FROM EVILLE INSULATION/ROOFING, TO ASSESS ICE AND ROOF BUILD UP 1/17 AND OFFER  
SUGGESTIONS FOR SOLUTIONS  
WE NEED TO CORRECT TO THE GREATEST PERCENT POSSIBLE FOR MAINTENANCE AND SAFETY  
REASONS / SMALL ASSESSMENT COULD BE REQUIRED AND DECISIONS ON WHETHER TO DO 1 OR  
BOTH BUILDINGS THAT ARE FULLY OCCUPIED**

POSSIBLE TEST on one building?

If successful Consider special assessments to install.

TOM - unit 11 - desire to replace patio doors - different brand - Ok as long as same color??

**APPROVED PENDING DOOR DESCRIPTION, IMAGES AND COLOR MATCH**

Snow plow - add on 4500 for shoveling fronts and salting. Or leave owners responsible for entry ways

**DEPENDING ON COST WE MAY PUT TPO OWNERS VOTE ON ADDITIONAL SPEND FOR SPECIFICALLY  
WHAT ADDED SERVICES / IE SHOVELING DOORWAYS / PLACING SALT**

Shed in spring.

**WHAT IS AND IS NOT ALLOWED BY TOWN FOR SHED PLACEMENT / TYPE/SIZE ETC**

Placement of shed next to garage dumpster. WIRE FOR POWER 10x10. Tools/ladder/salt/shovels.

Supplies

## ONGOING MAINTENANCE

Garage lights Replace broken ones

**REPLACE BROKEN GARAGE LIGHTS WITH NEW FIXTURES FROM UNIT #18 STORAGE**

Option for low profile garage lamps to reduce failure.

REPAIR/REPLACE FLAG POLE LIGHT - BILL BACK DBM?

Continue to use Buffalo Electric as approved contractor

**APPROVAL TO CONTINUE WITH BUFFALO ELECTRIC TO COMPLETE WORK -  
FLAG POLE BUILD (OR REPAIR) / REPLACE GARAGE LIGHT FIXTURES**

Open for discussion:

**NEW PLOWING CONTRACTOR GOING WELL**

**FROM MOLLY – OWNERS, BREAK DOWN BOXES ON ANY KIND PRIOR TO PLACING IN DUMPSTER  
CHECK WITH B&R – POINT 3 IN CONTRACT CALLS FOR CLEARING MAIN DOOR ENTRANCES – WHAT  
SPECIFICALLY DOES THAT REFER TO?**

**4:10 pm MEETING ADJOURNED BY M RIZZO**