

PARK TOWERS CONDOMINIUM ASSOCIATION

9 – 11 Park Street - Norwalk, CT 06851

February 20, 2019

Attendees: Board members: Jeff Bisson, Priscilla Garcia, Melanie Loverne, Robert McGregor and Dan Aman
Commons Management: Joe Carpentieri, Bill McGarrie

Opening of meeting: Jeff called the meeting to order at 7:07PM

Approval of Minutes: January minutes were approved

Open Forum: No Residents were in attendance

President's Comments:

- Extermination- The services are included in the common charge fee. All residents are strongly encouraged to participate by placing their schedule magnets outside their doors before 9:00AM on the scheduled day. For the month of February, 19 out of 68 units participated in the service.
- The batteries were replaced in the Fire Alarm system

Management Update:

- Roof Replacement- there was a leak in unit 314 and 414, Rick roofing was called to investigate the matter. They believe they have resolved the matter.

Financials:

- The financial statements of the association as of January 31, 2018 were received. (The reports are on file.)
- Financials are stable and we are within the budget for the year.
- There are no current delinquencies.

Old Business:

- Roof replacement by Rick's Main Roofing has been put on hold until the Spring:
 - The Board reviewed the engineer reports and is scheduling a meeting with the roofing company and engineer to determine next steps
- The new garage doors had a temporary electrical issue. The motor for the Outbound door was replaced. The electrical panel is also being updated to one circuit breaker per door.
- Replacement walk off mats in the lobby will be ordered, there was a delay with the current company, a secondary company has been contacted.
- Items for review in Spring
 - Garage drain testing will be scheduled in the Spring

- Smoke detector testing will be scheduled, a few dates will be provided to ensure residents can confirm the operation on their smoke alarms.
- Replacement of carpeting in the Lobby and Garage areas
- Additional furnishing and decorating of Lobby
- Replacement of lighting in the Garage with LED lights

New Business:

- Completion of mailbox tags and unit numbers are being replaced
- There have been several complaints from residence regarding dog owners not following house rules.
 - There have been incidents of dog owners not picking up after their dogs,
 - Dogs urinating in stairwells(between 2nd & 3rd floors) and in the elevator
 - Dogs defecating on 2nd floor in the hallway near elevator

Reminders:

- Residents using the garage doors are encouraged to use the pedestrian (middle door), not the overhead doors when walking outside.
- Residents with dogs are encouraged to review the policy on pets in the rules/bylaws. Residents are reminded:
 - All Pets must be leashed while in/ on common areas
 - Dog walking on common property is prohibited. This includes; the parking lot, picnic area, grass island between doctor's office and parking lot, Park Street Entrance, and the backside of the building.
 - Pet owners are strongly encouraged to use the Park Street entrance to exit the building, use of the lobby is discouraged.
- Minutes are posted on the Park Towers website; at www.parktowers.net and a copy will continue to be posted on the bulletin boards in the garage and laundry room
- **Future dates:**
 - March 14th, 9:00AM: ABC Exterminating service, all residents are strongly encouraged to participate by placing their schedule magnets outside their doors before 9:00AM
 - Tuesday, March 20th, 7:00PM: PTCA Board meeting will be held at the Norwalk Inn

Adjournment:

There being no further business, the meeting adjourned at 8:53 p.m.

Respectfully submitted,

Dan Aman, Secretary

NEXT MEETING

The next meeting of the board
of the Park Towers Condominium Association
will be at Norwalk Inn

Tuesday, March 20th, 2019 at 7 PM

Please, if you plan to attend the meeting,
Call Commons Management 203-227-9377

CALL MEETING TO ORDER & OPENING REMARKS

OPEN FLOOR

APPROVAL OF MINUTES

PRESIDENTS COMMENTS

MANAGEMENT UPDATE

FINANCIAL REPORTS

OLD BUSINESS

NEW BUSINESS

CORRESPONDENCE TO / FROM UNIT OWNERS

MISCELLANEOUS

ADJOURN