

PARK TOWERS CONDOMINIUM ASSOCIATION

9 – 11 Park Street - Norwalk, CT 06851

June 10th, 2019

Attendees: Board members: Jeff Bisson, Melanie Loverne and Dan Aman

Commons Management: Joe Carpentieri

Absent: Robert McGregor

Opening of meeting: Jeff called the meeting to order at 7:00 PM

Approval of Minutes: May minutes were amended and approved.

Open Forum: No Residents/Owners were in attendance

President's Comments:

- Board Position- the President contacted an owner, they declined the position. The Board will pursue other owners who have expressed interest.
- Extermination- The service is included in the common charge fee. All residents are strongly encouraged to participate by placing their magnets outside their doors before 9:00AM on the scheduled day. For the month of June, 18 of 68 units participated in the service.
- The Board approved the budget for renovation on unit 118. Renovations are underway.
- The kitchen hot water heater was replaced in unit 108
- Management Company - Meetings are being coordinated with the companies whom submitted proposals.

Management Update:

- Roof Replacement-
 - Commons Management is coordinating a meeting with the Rick's Roofing, and the Engineer to discuss the repairs of the roof.
 - The Board is continuing to research options for repairs.

Financials:

- The financial statements of the association as of May 31st, 2018 were received. (The reports are on file.)
- Financials are within the budget for the year.
- The Board continues to explore savings opportunities.
- The Board continues to assess fines as appropriate.

Old Business:

- The Board continues to maintain a list of projects for future enhancements.
- Elevator – The Board is scheduling a meeting with Thyssen Krupp, (elevator maintenance company) to discuss and resolve a recent elevator violation notice.

New Business:

- New lights bulbs were put in the stairwells and covers were replaced throughout to streamline the appearance.
- The Board discussed perennial plantings for the driveway entrance, it was decided to plant annuals this year and budget for new plantings for next year.
- Garden hoses were put out for plant watering
- Impatiens were planted in the front entrance flower beds, additional pots of flowers placed throughout the property. Additional plantings have been put on the parking lot hill.
- Sections of the garage lights have been replaced with LED lightbulbs to standardize lighting.
- The Board is considering an energy conservation program for the building. There may be a cost savings initiative through the state of Connecticut. Further research will be pursued.
- The Lanscaping contract was reviewed and signed

Reminders:

- 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:

- Next ABC Exterminating service is July 13th, 9:00 AM, all residents are strongly encouraged to participate by placing their magnets outside their doors before 9:00AM
- Monday, July 15th 10th, 7:00PM: PTCA Board meeting will be held at the Norwalk Inn

Adjournment:

There being no further business, the meeting adjourned at 9:06 pm.

NEXT MEETING

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

Monday July 15th, 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

Respectfully submitted,

Dan Aman, Secretary