

PARK TOWERS CONDOMINIUM ASSOCIATION

9 – 11 Park Street - Norwalk, CT 06851

April 17th, 2019

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

Opening of meeting: Jeff called the meeting to order at 7:05 PM

Approval of Minutes: March minutes were amended and approved.

Open Forum: No Residents/Owners were in attendance

President's Comments:

- 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 March, 9 out of 68 units participated in the service.
- The tenant in unit 118 has moved out. The Board will be renovating the unit, then exploring the sale of the unit.
- Repairs to unit 108's kitchen cabinet will be made.
- Priscilla Garcia resigned from the board, the Board is reviewing a suitable replacement candidates.

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.
 - Commons Management looked into the water stains on the lobby ceiling tiles. This is a result of the roof needing repair, which is part of the overall project.

Financials:

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

Old Business:

- Roof replacement by Rick's Main Roofing was put on hold until the Spring:
 - The Board reviewed the engineer reports and is scheduling a meeting with the roofing company and the engineer to determine next steps
 - The Board continues to maintain a list of projects for future enhancements

New Business:

- Completion of mailbox tags and unit numbers were completed. Residents without a nameplate have recently submitted their information to be updated.
- There continues to be incidents with pets, in stairwells and on the property. Video surveillance will be reviewed and owners will be fined.
- The Board is reviewing our current building management contract and considering new proposals.

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.
- Residents should not leave empty laundry soap containers in the Laundry Room. Empty containers should be taken to the recycle bin in the rear of the building.
- Furniture and large items should not be placed in the Recycle or Trash bins, residents are required to take these items to the Norwalk Transfer Station.

Future dates:

- Next ABC Exterminating service is May 11th, 9:00 AM, all residents are strongly encouraged to participate by placing their magnets outside their doors before 9:00AM
- Wednesday, May 6th, 7:00PM: PTCA Board meeting will be held at the Norwalk Inn

Adjournment:

There being no further business, the meeting adjourned at 8:44 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

Monday May 6th, 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