

PARK TOWERS CONDOMINIUM ASSOCIATION

9 – 11 Park Street - Norwalk, CT 06851

September 10th, 2019

Attendees: Board members: Jeff Bisson, Melanie Lovern, Robert McGregor and Dan Aman
Imagineers: Karl Kuelger

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

Approval of Minutes: August minutes were amended and approved.

Open Forum: Ramon and Nancy Bentley

President's Comments:

- Board Position- The Board will leave the vacancy open till the annual meeting.
- 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 August, 19 of 68 units participated in the service. The board wishes to Thank Ramon Bentley of 111 for his support this month with exterminating.
- Renovations of unit 118 continue, doors and cabinets will be scheduled for installation.

Management Update:

- Imagineers (the new management company) has provided unit owners with temporary coupon books, these should be used to make common charge & parking payments.
- The board requests, that effective immediately unit owners communicate all directives and inquiries through the Imagineers. You may call Jennifer Zupancic, Property Manager-203-663-1447

Financials:

- The financial statements of the association as for the month of July and August were received by August 31st, 2019. The Association is under budget for these two months.
- The Board continues to explore savings opportunities.
- The Board continues to assess fines as appropriate.
- The Budget for 2020 is being drafted for the annual meeting

Old Business:

- The Board has provided Imagineers with a list of projects for future enhancements.
- Elevator – The Board met with Thyssen Krupp, (elevator maintenance company) to discuss and resolve a recent elevator violation notice. We are gathering quotes for different options to decide best course of action.
- An application is being completed and submitted to the state for possible energy conservation.
- The Board is continuing to investigate the leak in the garage the unit owners in the water line were contacted.
- Smoke detector testing will be coordinated with a few dates and times to accommodate unit owners.

- Roof Replace
- - The Board met with the Engineer and Architect to discuss the repairs of the roof. A report is being developed for the Board's review so further discussions may be had as to the how best to complete the project.

New Business:

- The Board is finalizing the location for the annual meeting. Location will be announced with annual meeting packets.
- The Lobby window was damaged, the Board is reviewing the video footage to determine how this occurred.

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 are again reminded that shopping carts are a convenience and should not be left in hallways or stairwells. This is a hazard in the event of an emergency. Repetative offenders may be subject to fines.

Future dates:

- Next ABC Exterminating service is October 12th, 9:00 AM, all residents are strongly encouraged to participate by placing their magnets outside their doors before 9:00AM

Adjournment:

There being no further business, the meeting adjourned at 10:15 pm.

Respectfully submitted,

Dan Aman, Secretary

NEXT MEETING

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

Thursday, October 10th, 2019 at 7 PM

Please, if you plan to attend the meeting,
Call Imagineers at 203-663-1447.

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