

Liberty Commons Condo Association
Meeting March 21, 2019 Pancione Associates
120 Union Street, Easthampton MA 01027

1. Call to Order

6:12pm

2. Roll Call All owners in attendance have signed the sign-in sheet

Loren Davine Mari Hall and
RoanKatadin, John Edwards,
Tim Gaudette Paula Pawlowski
Andrew Lauffer (Conference
Call) Marek Gazda (Conference
Call)

Also in attendance were: Tricia and Michael Pancione

3. Proof of Notice of meeting was announced and reviewed

4. Meeting minutes from last meeting were passed unanimously

5. Trustee Report

Tim Gaudette and John Edwards had nothing to report

6. Property Manager Report

-Total Reserves \$40,170.82 Michael said the FHA recommends having 3% of the total value of the property in reserves. We anticipated this amount to be roughly \$75,000-\$100,000 for Liberty Commons.

-Worked within budget

-Recommended raising HOA fees to \$230 +\$40.00 = \$270.00 April 1, 2019, to cover projected budget and put more money in reserves. Michael recommends a 3% increase each year.

-Presented 2019 proposed budget

Mari—Inquired about plowing and gardening costs. Pancione Associates said they have changed plowing vendors and are much happier with new plowing services. Tricia also said the

landscaping bushes were trimmed last year to avoid bushes hanging over onto the sidewalks with snow causing additional money for ice and snow removal from winter thaw.

Loren—Inquired about elevator budget and repairs. Mike said repairs were done in 2018. No additional repairs were expected or planned for in 2019 but there will be money budgeted, in the event it needed unexpected repairs.

Unit U

Issues:

Panicone Associates reviewed -Police reports mailed out to residents -Fire Department, Police Department, Board of Health and Dept. of Children and Families have been contacted by Panicone Associates . -Very concerned about Unit U smoking in the building and inside Unit U where oxygen is in use -Concerns of elder abuse, child endangerment. DCF called re: abuse, smoking, oxygen. Oxygen Company was contacted and "Oxygen in Use" signs were hung on their door and in building. Someone took them down as of this week and there is still smoking in Unit U. They are denying any wrong doing. -Bikes were thrown out of the storage unit and into the lawn -An injunction is desired for Jerry -Attorney Kane from Northampton will be hired for this case -There was a court date on March 27th 9:00 a.m. for Jerry leaving the scene for running over the mailbox

-John Edwards made a motion that Liberty Commons condominium property is a smoke free environments for individual condo units and all common areas including but not limited to parking lot, hallways, and landscaping. -Mari Hall second the motion -All were in favor—unanimous

-John Edwards made a motion to increase daily fines from \$5 to \$50

-Mari Hall second the motion -All were in favor—passed unanimously

-Mari Hall made a motion to increase residential fees to \$270 effective April 1st, 2019. The commercial HOA fee will be \$10,800 annually -John Edwards second the motion -The motion passed unanimously

The group decided to table the budget conversation for a month to allow for additional questions and time for review. At that time, the group will decide if an additional assessment is needed.

7:34pm meeting was adjourned

Minutes respectfully submitted by Loren Davine, Unit L