



Cromwell Hills Condominium Association (#1) Inc. - Phase I
9 Birch Court Cromwell, Ct 06416
Phone (860) 635-7070 Fax (860) 635-7073

AGENDA

Board of Directors – Regular Meeting

Tuesday, September 20, 2022

6:30 PM – Clubhouse A (upstairs)- {Zoom Broadcasted}

- I. Quorum Call
- II. Acceptance of Minutes of Previous Meeting(s) for August
- III. Unit Owner Comments:

Hearing: 10 PE- Patio & Vehicle
- IV. Treasurer/Financial Report:
 - a) Acceptance of the Financial Report- August
- V. Old Business
 - a) Discussion about the Kiddie Pool.
- VI. New Business
 - a) Discuss awarding portions of the cement work (patios & sidewalks) from Dura Construction to Joslin Construction.
 - c) Discuss pond update. The State Dam Inspector does not require inspection. There are no state or federal funds to remove the dam or enhance the pond area.
 - d) Contract signed and awaiting parts for meter and main breaker installation at LA and CR courts.
 - e) Insurance.
Committee Reports:
- VII. Property Manager's Report:
 - i) Action List / Projects
 - a) Bridge repair has started.
 - b) Pool closing for the winter on the week of September 19th.
 - c) Getting quotes to replace the electric heaters that are broken or in poor repair in the clubhouse and one-bedroom units.
 - d) The storm drains/catch basins will be cleaned the week of the 19th.
 - a) Work Order Reports
 - b) Resale Summary
 - c) Correspondence Report
- VIII. Next Regular Meeting October 18, 2022, 6:30 pm upstairs in hall.
- IX. Adjournment: