



MEADOW HILL
BOARD PACKET
OCTOBER 19, 2022



MEADOW HILL, INC.
BOARD MEETING
October 19, 2022 AGENDA

MEETING TO BE HELD AT CLUBHOUSE
1:30 BOARD MEETING

EXECUTIVE SESSION MEETING 12:45 – BOARD ONLY

1. Executive Session – 12:45 - Call To Order, Roll Call, Board Members Only
 - a) Delinquencies, Actions, Collections, Attorney Status
 - b) Pending contracts under negotiation
 - c) Pending/current litigation
 - d) Human Resource/Personnel Issues/Actionable Items

OPEN SESSION 1:30PM

2. President's Remarks
3. Hearing Scheduled – None
4. Minutes
5. Financial Reports (Treasurer)
6. Maintenance Superintendent Reports
 - Superintendent Report/Maintenance & Work order review
 - Project List
7. Manager's Report
 - Calendar Review
 - Correspondence
8. Committee Report
 - Grounds Committee
 - Tree Committee
 - Communications Committee
 - Long Term planning Committee
 - Rules Committee
 - Social Committee
 - Hospitality Committee
 - Fire Rebuild Committee
 - Maintenance Committee
9. Open Forum – Owners may provide input, commentary and ask questions (Floor is Open)
10. Old Business
 - Aluminum Wiring Remediation Contract/Loan
 - Any other old business?



MINUTES

Meadow Hill, Inc.

Minutes of Executive Board Meeting

September 21, 2022

Executive Session

The Executive Session convened at 12:50 PM by Property Manager Sheila Duncan. Board Members present: President Toni Dolan, Vice-President Ed Litke, Treasurer Dawn Faucher, Secretary Jim Fuda, and Directors Sandy O'Leary, and Ron King. Dave Faxon was not able to attend.

[Per state law, voting on any issue discussed in Executive Session is done in Open Session of the Board of Directors meeting. See the Open Session notes below for any action necessary by the Board on any item discussed in Executive Session](#)

The Executive Session closed at 1:26 PM.

Open Session

The Open Session of the Executive Board Meeting convened at 1:31PM.

Roll Call: Present were President Toni Dolan, Vice-President Ed Litke, Treasurer Dawn Faucher, Secretary Jim Fuda, and Directors, Sandy O'Leary, and Ron King. Dave Faxon was not able to attend.

Minutes – Minutes of the August 24, 2022, Executive Board Meeting were unanimously approved by e-mail vote (5-0) on 08/31/2022 and are available on the Meadow Hill and Pilera web sites. Dawn Faucher abstained from voting as she was not present at the meeting and Board Member Dave Faxon abstained as he left the meeting due to illness.

President's Remarks –Toni Dolan welcomed all in attendance and introduced the hearing for 76 HWS.

Hearing – 76 HWS

President Dolan opened the hearing for on-going infractions by Mark Pawshuk of Unit #76 which were documents in a Notice of Violations dated 08/04/2022 to the Unit Owner. President Dolan outlined the Board's concern for the on-going pattern of behavior which started with the original infraction on 6/21/2021 for inappropriate behavior in the clubhouse and violating the restriction of the use of amenities due to COVID at which time all amenities were closed to the community. He was arrested by the Glastonbury Police Department (GPD) and charged with Breach of Peace. A second violation of Breach of Peace (public urination) occurred on 09/21/2021 while Mr. Pawshuk was on probation. The second violation was witnessed by three female residents of the complex. The Glastonbury police were involved and made an arrest for the second incident. Both incidents which resulted in arrests of Mr. Pawshuk and Board imposed suspension of privileges for use of amenities at Meadow Hill.

In addition, Mr Pawshuk was found to use the Clubhouse and the Greenhouse during his restrictions on use of the amenities. Each violation was recorded.

Additional rule violations were documented in a letter to the Unit Owner and dated August 4, 2022. The additional violations were as follows:

- 1.) Harassment of a guest at the pool for a reported violation that Mark Pawshuk, was seen harrassing a young lady at the pool while hanging over the fence.
- 2.) Complaints received reporting excessive noise coming from the unit during late night hours which include loud tv/music, heavy walking and talking, causing a disturbance to neighboring residents in the ground floor unit directly below Mr Pawchuk's residence.
- 3.) There has also been reports that a resident is smoking on the deck and cigarettes butts are being dropped on the deck which falls through the cracks and to the ground, along with this resident spitting through the deck. Section 19.2, 19.3, 19.4 speak to smoking and that there is no smoking outside within 10' of another unit, etc. Cigarette butts must be discarded properly and not on the ground.

Mr. Pawshuk apologized for the August 4th violations in the August 4th letter; however, blamed his Mother for Item #2 – late night disturbances.

Unit #184-Unit Owner and Unit Owner #164 confirmed they witnessed the Breach of Peace (public urination and indecent exposure) incident and conveyed the emotional trauma they experienced with this inappropriate behavior. Mr. Pawshuk's response was defensive stating "ok you will never see my p_ _ _ again" and later in the exchange stated "it was your words against mine".

The Board will take the matter under advisement consider possible further sanctions for the on-going pattern of behavior and disregard of the Rules and previously issued sanctions. A decision will be issued within 30-days.

Treasurer's Report

Dawn Faucher reported that the 2023 budget process is underway with draft requests from the Committees requested to be submitted on 09/22/2022. The overall finances continue to be in good shape.

Maintenance Report

Darien Covert reported that Work Orders are keeping current.

Items on the Project List will be completed with the pool being closed on 9/27, the irrigations systems shut down by 10/15, and the greenhouse ready by 10/15.

Projects from the Project List are scheduled to be done – paint wrought iron railings (100% complete) power wash paddock fence, jet washing sewer line at Units 100/102.

Manager's Report

Sheila Duncan of Imagineers reported activities performed and completed as reported in Board Packet – highlights are: insurance release from #227 HWN the loan application to Windsor Federal for the Aluminum Wiring Remediation Project, receiving proposals for healthcare plans, initiation of draft operating budget for 2023, notification of Special Meeting of 8/24, and processing of variance requests to the Board.

Committee Reports

- 1) Grounds – The Board reviewed the report submitted by Mike Prouix, Chairmen and approved the report. On a motion by Sandy O'Leary and a second by Ed Litke, the Board approved the Fall Plan submitted by Ground Committee. 6- Yes, 0 – No. Motion passed.
- 2) Trees – Gene Flynn, Chairman reported sitework for removals, fertilization and trimming will be started on Monday, September 26th. Additional stumps for grinding have been identified. Gene and Darien will coordinate.
- 3) Emergency Signage Plan – Gene Flynn reviewed the Emergency Signage Plan submitted to the Board via email on 9/23/2022. The Board was complimentary of Gene's effort and collaboration with Darien Coviart and the Town of Glastonbury emergency officials with the completeness and attention to detail reflected in the proposal. On a motion by Jim Fuda, Seconded by Ron King, the Board approved the plan with the provision that the Treasurer would identify the costs come from the Operating budget or the Reserves. 6 -Yes, 0-No. Motion passed.
- 4) Long-Term Committee – Jim Fuda, Committee Chair summarized the Committees progress over the last month:
 - a. Approval by the community of the Aluminum Wiring Remediation Project
 - b. Provision of a Draft recommendation for eliminating burning of wood in fireplaces for the Board's consideration. The recommendation is being reviewed by our insurance agent. Upon receipt of our insurance agent's recommendation, the report will be finalized and a final recommendation made to the Board.
 - c. Future areas the Committee will work on are: assisting the Rules Committee on enhancing the Maintenance Standards, and beginning the investigation of Irrigation and grass restoration.
- 5) Rules – Toni Dolan, Committee Chair, reported that the group is working on certain rules that overlap with the Long-term Committee and is hoping to have a draft set of revised rules in late Fall, once those conflicts have been

resolved. The Committee has a November target for a revised set of Rules for consideration by the Board.

- 6) Social Committee – Sandy O’Leary, Committee Chair, identified the Halloween Party would be October 28th and Bingo Night may be dropped due to light attendance.
- 7) Hospitality – Nancy Maloney, Committee Chair, reported there have been a high number of new residents coming to Meadow Hill and resource packets are being provided to all. The packets are being well received by our new residents.
- 8) Fire Rebuild – Jim Fuda reported progress is proceeding well with window installation starting this week and will be followed by the installation of the HVAC (heating and cooling systems). Reminder to all residents that this is a construction site and only accessible to the construction crews.
- 9) Maintenance Committee – Jim Fuda, Committee Chair welcomed Ray Dolan to the Committee and reported fall projects planned will begin on October 1st after the pool closing is complete. The fall projects will include installation of a new drain line to relieve flooding at the rear of the clubhouse and the repair/replacement of two retaining walls approved by the Board.

Projects submitted to the Budget Committee for the 2023 Capital Improvement projects were: repairs at the Hollister House (bathroom repairs, floor replacement , and stair replacement); retaining wall replacements, and the replacement of fencing in the area of the stable and Maintenance Building.

The Board was presented with a proposal to replace the existing Skid Steer in 2022, one year ahead of plan. this year. The existing skid steer was purchased in 2006 and is slated for tire replacement in 2023 as part of the Capital Improvement Plan. Darien was asked to research costs for used and a new one, trade-in value for the existing one, and the life expectancy of the existing skid steer. The board was open to reviewing this information after the budget committee has determined if the funds are available from the 2022 budget to purchase by the end of 2022 instead of the current planned purchase in 2023. The Board was positive about the request and have asked the Budget Committee to review and advise the Board. Darien will research and seek proposals.

Open Forum

- 1) Roger Bouchard (Unit #171) expressed concern for the security of the greenhouse. Last year plants were lost because the door was left open dropping the temperatures and damaging the plants. Darien reported that the short-term solution for this season would be the installation of a Winter Watchman alarm and flashing beacon which will flash if temperatures drop to levels that would endanger the plants. A longer-term option is being evaluated to provide wi-fi connection and the installation of a security camera with recording capabilities.
- 2) John Vollinger (Unit #97) requested on behalf of his neighbor (Unit #99) the Board review the landscaping and blocked views to the parking lot. Grounds and Maintenance will review and report back to the Board its findings and recommendations.
- 3) Bob Kolowicz (Unit #268) suggested a reminder to residents be sent out regarding the wood burning restrictions in fireplaces. New residents may not be aware. The Board agreed and will have Imagineers issue a reminder.

Old Business

- 1) Deck Inspections completed by Architects Hibbard & Rosa and is preparing the report for submission to the Board. Report due by October 1st.

New Business

- 1) Homeowner Variance Requests:
 - a. Unit #292 – request for exterior bathroom vent outlet from wall was tabled. Board had not received requested detail of the vent size and type. Imagineers to reach out to applicant.
 - b. Unit #191 – request for a replacement slider. Motion was made to approve the requested as presented in the Variance Application submission. Motion by Ed Litke, seconded by Ron King. 6-Yes, 0-No. Request was approved. Imagineers to notify applicant.
- 2) Increasing Insurance Deductible – On the recommendation of Imagineers and consistent with the general practice of other associations, the Board discussed increasing our Master Policy deductible to \$25,000. A motion was made to increase our Master Policy deductible effective January 1, 2023 and to notify unit owners of the change in deductible so that they can adjust their HO6 policies upon their respective renewal dates. Motion was made by Jim Fuda, seconded by Dawn Faucher. 6 – Yes, 0-No. Motion was approved.

Adjourn - Meeting was adjourned at 2:27 PM. Ron King moved, Ed Litke seconded and approved by the Board (6- Yes, 0 - No).

Time of adjournment – 2:27 PM

Minutes submitted by: Jim Fuda

Minutes approved by email vote – 09/26/2022 - 6 Yes, 0 No and one abstention (Dave Faxon who was not able to attend the meeting.)

Email Votes – 08/23/2022 to 09/20/2022

The following votes were made since the last Board meeting and are recorded as part of these notes:

08/30/2022 – Motion to approve the Minutes of the Executive Board meeting of August 24, 2022. Motion by Ed Litke, second by Toni Dolan. Approved (5-0), 2 abstentions as Dave Faxon left the meeting early due to illness and Dawn Faucher was out of the country on travel and unable to attend the meeting.

09/19/2022 – Motion to approve the Minutes of the Unit Owner Meeting of September 14th. Motion by Jim Fuda, , seconded by Ed Litke. Approved (6-0), 1 abstention. Toni Dolan abstaining as she was unable to attend due to a personal conflict.



FINANCIAL REPORT

Balance Sheet Report

Meadow Hill, Inc.

As of September 30, 2022

<u>Assets</u>	<u>Balance Sep 30, 2022</u>	<u>Balance Aug 31, 2022</u>	<u>Change</u>
Operating Cash			
1103 - Webster Debit Checking	3,202.80	2,501.16	701.64
1105 - Key Bank - Checking	1,353.94	1,353.94	0.00
1140 - Operating Checking - Pacific Premier Bk	12,723.70	1,009.37	11,714.33
1145 - PPB Inc Claim 06C00716	270,654.14	332,796.16	(62,142.02)
1170 - Segregated Funds - Insurance	24,602.00	0.00	24,602.00
Total Operating Cash	312,536.58	337,660.63	(25,124.05)
Money Market			
1303 - Key Bank Money Market	36,698.64	36,698.64	0.00
1340 - Money Market - Pacific Premier Bank	112,360.17	154,882.91	(42,522.74)
Total Money Market	149,058.81	191,581.55	(42,522.74)
Certificates of Deposit			
1401 - Key Bank CD	121,723.39	121,723.39	0.00
Total Certificates of Deposit	121,723.39	121,723.39	0.00
Accounts Receivable			
1600 - Accounts receivable	1,798.00	1,559.00	239.00
1604 - Accounts Receivable Reserves	74,124.22	24,124.22	50,000.00
1605 - Reserve Recievable - WindsorFed Ln Payof	10,504.45	10,504.45	0.00
Total Accounts Receivable	86,426.67	36,187.67	50,239.00
Prepaid Expenses			
1700 - Prepaid Expenses	2,656.62	0.00	2,656.62
1701 - Prepaid Insurance	30,679.00	56,932.25	(26,253.25)
Total Prepaid Expenses	33,335.62	56,932.25	(23,596.63)
Fixed Assets/Accum Depreciation			
1806 - Equipment	13,040.89	13,040.89	0.00

Balance Sheet Report

Meadow Hill, Inc.

As of September 30, 2022

	Balance Sep 30, 2022	Balance Aug 31, 2022	Change
Assets			
Fixed Assets/Accum Depreciation			
1815 - Furniture & Fixture	5,038.08	5,038.08	0.00
1820 - Skid Steer	29,768.00	29,768.00	0.00
1821 - Snow Blower	8,669.67	8,669.67	0.00
1822 - 2016 Pick Up Truck	49,797.68	49,797.68	0.00
1807 - Accumulated Depreciation.: Equipment	(98,223.97)	(98,223.97)	0.00
Total Fixed Assets/Accum Depreciation	8,090.35	8,090.35	0.00
Total Assets	711,171.42	752,175.84	(41,004.42)
Liabilities			
Current Payables			
2100 - Accounts payable	11,719.25	78,998.65	(67,279.40)
2101 - Insurance payable	30,950.54	30,950.54	0.00
2103 - Due to Reserves	72,124.22	24,124.22	48,000.00
2104 - Clearing Account	(432.00)	(432.00)	0.00
2105 - Other Accounts Payable	0.00	15,960.05	(15,960.05)
2107 - Due to Reserves - Windsor Fed Payoff	9,019.17	10,504.45	(1,485.28)
2200 - Unit Owner Fees Received in Advance	29,240.66	26,067.91	3,172.75
2203 - Deferred Insurance Claim Income	270,654.14	332,796.16	(62,142.02)
2302 - Accrued Expenses	27,415.00	35,510.00	(8,095.00)
Total Current Payables	450,690.98	554,479.98	(103,789.00)
Long Term Payables			
2401 - Loan Payable - Truck	612.19	1,234.38	(622.19)
Total Long Term Payables	612.19	1,234.38	(622.19)

Balance Sheet Report

Meadow Hill, Inc.

As of September 30, 2022

	Balance Sep 30, 2022	Balance Aug 31, 2022	Change
Liabilities			
Reserve for Future Major Repairs & Repl			
2500 - Contract Liability	288,110.80	288,110.80	0.00
Total Reserve for Future Major Repairs & Repl	288,110.80	288,110.80	0.00
Total Liabilities	739,413.97	843,825.16	(104,411.19)
Owners' Equity			
Members Equity			
3100 - Members Equity	(75,798.51)	(75,798.51)	0.00
Total Members Equity	(75,798.51)	(75,798.51)	0.00
Replacement Reserves			
3200 - Replacement Reserve	225.72	225.72	0.00
3203 - Fixed Asset Fund	4,472.69	4,472.69	0.00
Total Replacement Reserves	4,698.41	4,698.41	0.00
Total Owners' Equity	(71,100.10)	(71,100.10)	0.00
Net Income / (Loss)	42,857.55	(20,549.22)	63,406.77
Total Liabilities and Equity	711,171.42	752,175.84	(41,004.42)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

September 01, 2022 thru September 30, 2022

	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Income</u>						
Association Fee Income						
4100 - Association Fee Income	54,030.00	54,007.00	486,270.00	486,062.00	648,082.00	161,812.00
4405 - CAI Rental	675.00	694.00	6,075.00	6,251.00	8,335.00	2,260.00
Total Association Fee Income	54,705.00	54,701.00	492,345.00	492,313.00	656,417.00	164,072.00
Income Charged by Unit						
4300 - Late fee income	75.00	38.00	649.98	338.00	450.00	(199.98)
4301 - Miscellaneous income	0.00	42.00	0.00	375.00	500.00	500.00
4302 - General fine income	0.00	0.00	175.00	0.00	0.00	(175.00)
4305 - Insufficient funds fee	0.00	0.00	50.00	0.00	0.00	(50.00)
4306 - Statement fee income	(30.00)	0.00	30.00	0.00	0.00	(30.00)
4313 - Pool Card Income	40.00	0.00	120.00	0.00	0.00	(120.00)
Total Income Charged by Unit	85.00	80.00	1,024.98	713.00	950.00	(74.98)
Other Income Assoc Level						
4400 - Clubhouse & Hollister House Income	250.00	63.00	400.00	563.00	750.00	350.00
4401 - Insurance claim income	90,451.14	0.00	307,805.60	0.00	0.00	(307,805.60)
4406 - Social Fund Income	0.00	188.00	0.00	1,688.00	2,250.00	2,250.00
Total Other Income Assoc Level	90,701.14	251.00	308,205.60	2,251.00	3,000.00	(305,205.60)
Interest/Reserve Income						
4501 - Interest Income Operating	0.00	0.00	17.12	0.00	0.00	(17.12)
4502 - Interest Income Reserves	0.00	17.00	0.00	150.00	200.00	200.00
Total Interest/Reserve Income	0.00	17.00	17.12	150.00	200.00	182.88
Total Meadow Hill, Inc. Income	145,491.14	55,049.00	801,592.70	495,427.00	660,567.00	(141,025.70)
<u>Expense</u>						
Professional Fees						
5100 - Management Fee	2,747.21	2,813.00	24,774.89	25,316.00	33,755.00	8,980.11
5101 - Legal Fees	2,506.00	83.00	8,711.00	750.00	1,000.00	(7,711.00)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

September 01, 2022 thru September 30, 2022

	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Expense</u>						
Professional Fees						
5102 - Accounting Fees	0.00	5,000.00	4,850.00	5,000.00	5,000.00	150.00
Total Professional Fees	5,253.21	7,896.00	38,335.89	31,066.00	39,755.00	1,419.11
Utilities						
5200 - Electricity	1,289.77	1,917.00	15,824.08	17,250.00	23,000.00	7,175.92
5205 - Gas	1,298.97	917.00	9,748.11	8,250.00	11,000.00	1,251.89
5206 - Water	3,970.54	3,217.00	31,941.70	28,950.00	38,600.00	6,658.30
5207 - Sewer	5.00	2,000.00	12,845.00	18,000.00	24,000.00	11,155.00
5210 - Trash Removal	2,617.36	2,333.00	23,311.94	21,000.00	28,000.00	4,688.06
5211 - Telephone	367.64	327.00	3,200.20	2,940.00	3,920.00	719.80
Total Utilities	9,549.28	10,711.00	96,871.03	96,390.00	128,520.00	31,648.97
Administrative						
5308 - Miscellaneous Admin	1,733.58	217.00	5,198.03	1,950.00	2,600.00	(2,598.03)
5313 - Communications - LARK	0.00	42.00	0.00	375.00	500.00	500.00
5314 - Welcome Committee	0.00	21.00	40.29	188.00	250.00	209.71
Total Administrative	1,733.58	280.00	5,238.32	2,513.00	3,350.00	(1,888.32)
Insurance						
5400 - Master Insurance Policy	9,870.00	9,305.00	88,918.28	83,738.00	111,650.00	22,731.72
5401 - Worker's Compensation	1,951.00	667.00	7,388.00	6,000.00	8,000.00	612.00
5403 - Health Insurance	143.74	2,125.00	23,749.97	19,125.00	25,500.00	1,750.03
5407 - Insurance Loss Expense	29,486.85	0.00	307,805.60	0.00	0.00	(307,805.60)
5409 - Automobile Insurance	190.25	200.00	1,714.00	1,800.00	2,400.00	686.00
Total Insurance	41,641.84	12,297.00	429,575.85	110,663.00	147,550.00	(282,025.85)
Payroll						
5501 - Payroll-Maintenance	9,224.40	9,261.00	79,898.02	83,346.00	111,128.00	31,229.98
5504 - Payroll-Snow	0.00	167.00	2,844.00	1,500.00	2,000.00	(844.00)
5508 - Payroll-Mileage	0.00	8.00	117.70	75.00	100.00	(17.70)

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

September 01, 2022 thru September 30, 2022

	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Expense</u>						
Payroll						
5506 - Employer Payroll Taxes	691.97	733.00	7,045.42	6,600.00	8,800.00	1,754.58
5507 - Payroll Service Fees	165.64	167.00	1,569.54	1,500.00	2,000.00	430.46
Total Payroll	10,082.01	10,336.00	91,474.68	93,021.00	124,028.00	32,553.32
Grounds Maintenance						
5600 - Landscaping Maint. Contract	9,171.08	9,000.00	55,811.32	63,000.00	72,000.00	16,188.68
5606 - Tree Maintenance	0.00	458.00	2,839.55	4,125.00	5,500.00	2,660.45
5607 - Mulching-Perimeters	0.00	250.00	5,733.00	2,250.00	3,000.00	(2,733.00)
5609 - Fertilization	0.00	458.00	5,142.04	4,125.00	5,500.00	357.96
5611 - Snow Removal Supplies	0.00	333.00	1,696.48	3,000.00	4,000.00	2,303.52
5616 - Road/Walks Repairs	0.00	167.00	1,116.68	1,500.00	2,000.00	883.32
5699 - Ground Improvements - Land Comm	0.00	438.00	797.05	3,063.00	3,500.00	2,702.95
Total Grounds Maintenance	9,171.08	11,104.00	73,136.12	81,063.00	95,500.00	22,363.88
Amenities Maintenance						
5701 - Pool Supplies/Repairs	218.46	175.00	1,669.95	1,575.00	2,100.00	430.05
5702 - Amenities	0.00	33.00	266.41	300.00	400.00	133.59
5714 - Social Fund	0.00	188.00	205.31	1,688.00	2,250.00	2,044.69
Total Amenities Maintenance	218.46	396.00	2,141.67	3,563.00	4,750.00	2,608.33
Maintenance & Repairs						
5803 - Pest Control	1,882.38	225.00	2,382.22	2,025.00	2,700.00	317.78
5804 - Maintenance Supplies	660.77	467.00	6,479.19	4,200.00	5,600.00	(879.19)
5805 - Truck Maintenance & Fuel	99.00	263.00	1,912.55	2,363.00	3,150.00	1,237.45
5811 - Equipment Maint. Misc & Fuel	0.00	125.00	1,231.90	1,125.00	1,500.00	268.10
5900 - Building Maintenance	1,818.02	542.00	5,872.89	4,875.00	6,500.00	627.11
Total Maintenance & Repairs	4,460.17	1,622.00	17,878.75	14,588.00	19,450.00	1,571.25
Reserves and Miscellaneous						
6100 - Truck Loan	0.00	571.00	0.00	5,132.00	6,842.00	6,842.00

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc.

September 01, 2022 thru September 30, 2022

	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Expense</u>						
Reserves and Miscellaneous						
6102 - Association Income Tax	0.00	58.00	750.00	525.00	700.00	(50.00)
6103 - Truck Taxes	0.00	58.00	114.40	525.00	700.00	585.60
6105 - Contribution To Reserves General	7,452.00	7,452.00	67,066.00	67,067.00	89,422.00	22,356.00
Total Reserves and Miscellaneous	7,452.00	8,139.00	67,930.40	73,249.00	97,664.00	29,733.60
Capital Improvements						
7202 - Roof Replacement	(2,000.00)	0.00	0.00	0.00	0.00	0.00
7230 - Amenities - HH & Clubhouse	(1,225.57)	0.00	0.00	0.00	0.00	0.00
Total Capital Improvements	(3,225.57)	0.00	0.00	0.00	0.00	0.00
Total Meadow Hill, Inc. Expense	86,336.06	62,781.00	822,582.71	506,116.00	660,567.00	(162,015.71)
Total Meadow Hill, Inc. Income / (Loss)	59,155.08	(7,732.00)	(20,990.01)	(10,689.00)	0.00	20,990.01

Income Statement Report

Meadow Hill, Inc.

Meadow Hill, Inc-Reserve

September 01, 2022 thru September 30, 2022

	Current Period		Year to Date (9 months)			Annual Budget	Budget Remaining	
	Actual	Budget	Variance	Actual	Budget			Variance
<u>Income</u>								
Interest/Reserve Income								
4500 - Reserve Contributions	7,452.00	7,452.00	0.00	67,066.00	67,067.00	(1.00)	89,422.00	22,356.00
4502 - Interest Income Reserves	25.26	0.00	25.26	7.13	0.00	7.13	0.00	(7.13)
Total Interest/Reserve Income	7,477.26	7,452.00	25.26	67,073.13	67,067.00	6.13	89,422.00	22,348.87
Total Meadow Hill, Inc-Reserve Income	7,477.26	7,452.00	25.26	67,073.13	67,067.00	6.13	89,422.00	22,348.87
<u>Expense</u>								
Capital Improvements								
7202 - Roof Replacement	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	(2,000.00)
7208 - Special Projects	0.00	1,667.00	(1,667.00)	0.00	15,000.00	(15,000.00)	20,000.00	20,000.00
7217 - Retaining Walls	0.00	417.00	(417.00)	0.00	3,750.00	(3,750.00)	5,000.00	5,000.00
7226 - Flat Roofs - Small	0.00	808.00	(808.00)	0.00	7,275.00	(7,275.00)	9,700.00	9,700.00
7227 - Flat Roofs - Large	0.00	2,833.00	(2,833.00)	0.00	25,500.00	(25,500.00)	34,000.00	34,000.00
7229 - Contingencies	0.00	833.00	(833.00)	0.00	7,500.00	(7,500.00)	10,000.00	10,000.00
7230 - Amenities - HH & Clubhouse	1,225.57	92.00	1,133.57	1,225.57	825.00	400.57	1,100.00	(125.57)
7231 - Garden Irrigation	0.00	46.00	(46.00)	0.00	413.00	(413.00)	550.00	550.00
7232 - Stable Improvements	0.00	44.00	(44.00)	0.00	401.00	(401.00)	535.00	535.00
7233 - Pool Painting	0.00	167.00	(167.00)	0.00	1,500.00	(1,500.00)	2,000.00	2,000.00
Total Capital Improvements	3,225.57	6,907.00	(3,681.43)	3,225.57	62,164.00	(58,938.43)	82,885.00	79,659.43
Total Meadow Hill, Inc-Reserve Expense	3,225.57	6,907.00	(3,681.43)	3,225.57	62,164.00	(58,938.43)	82,885.00	79,659.43
Total Meadow Hill, Inc-Reserve Income / (L	4,251.69	545.00	3,706.69	63,847.56	4,903.00	58,944.56	6,537.00	(57,310.56)
Total Association Net Income / (Loss)	63,406.77	(7,187.00)	70,593.77	42,857.55	(5,786.00)	48,643.55	6,537.00	(36,320.55)

Accounts Payable Open Items
Meadow Hill, Inc.
As of Fri Sep 30, 2022

Period	Invoice Date - Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
All Waste Inc. - P.O. Box 2472, Hartford, CT 06146 - (800) 443-3867							
September, 2022	09/23/2022	1361 - 5210 - Trash Removal	09/23/2022	10/06/2022	Monthly Services	9/23/22	2,656.62
Total All Waste Inc.:							2,656.62
Braman - P. O. Box 368, Agawam, MA 01001-0368 - (413) 732-9009							
September, 2022	09/01/2022	1361 - 5803 - Pest Control	09/01/2022	10/06/2022	Pest Control Service	9/1/22	313.73
	2302632	1361 - 5803 - Pest Control	09/01/2022	10/06/2022	Pest Control Service	9/1/22	313.73
	2302636	1361 - 5803 - Pest Control	09/01/2022	10/06/2022	Pest Control Service	9/1/22	313.73
	2302635	1361 - 5803 - Pest Control	09/01/2022	10/06/2022	Pest Control Service	9/1/22	313.73
	2302634	1361 - 5803 - Pest Control	09/01/2022	10/06/2022	Pest Control Service	9/1/22	313.73
	2302637	1361 - 5803 - Pest Control	09/01/2022	10/06/2022	Pest Control Service	9/1/22	313.73
Total Braman:							1,882.38
Eversource (E) - P. O. Box 56002, Boston, MA 02205-6002 - (888) 783-6618							
September, 2022	09/26/2022	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5124 519 2018 - Balance Forward	8/25/22-9/26/22	68.45
	092622-2018	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5124 519 2018	8/25/22-9/26/22	70.89
	092622-2017	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5134 519 2017	8/25/22-9/26/22	11.56
	092622-2052	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5134 519 2017 - Balance Forward	8/25/22-9/26/22	12.15
	092622-2052	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5159 819 2052	8/25/22-9/26/22	16.39
	092622-2029	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5159 819 2052 - Balance Forward	8/25/22-9/26/22	16.68
	092622-2038	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5169 719 2029	8/25/22-9/26/22	27.06
	092622-2038	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5169 719 2029 - Balance Forward	8/25/22-9/26/22	24.51
	092622-2019	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5137 129 2038	8/25/22-9/26/22	39.65
	092622-2040	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5137 129 2038 - Balance Forward	8/25/22-9/26/22	32.07
	092622-2069	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5133 519 2019	8/25/22-9/26/22	78.86
	092622-2075	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5133 519 2019	8/25/22-9/26/22	267.03
	092622-2069	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5139 519 2040	8/25/22-9/26/22	698.47
	092622-2075	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5139 519 2040 - Balance Forward	8/25/22-9/26/22	964.92
	092622-2014	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5113 619 2069	8/25/22-9/26/22	18.47
	092622-2090	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5113 619 2069	8/25/22-9/26/22	9.62
	092622-2008	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5118 719 2075	8/25/22-9/26/22	14.69
	092622-2005	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5118 719 2075 - Balance Forward	8/25/22-9/26/22	14.91
	092622-2008	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5116 519 2014	8/25/22-9/26/22	70.89
	092622-2005	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5116 519 2014 - Balance Forward	8/25/22-9/26/22	70.94
	092622-2008	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5164 219 2090	8/25/22-9/26/22	82.97
	092622-2005	1361 - 5200 - Electricity	09/26/2022	10/06/2022	Acct # 5164 219 2090 - Balance Forward	8/25/22-9/26/22	111.31
	092622-2008	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5162 529 2008	8/25/22-9/26/22	19.78
	092622-2005	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5162 529 2008 - Balance Forward	8/25/22-9/26/22	19.47
	092622-2005	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5154 529 2005	8/25/22-9/26/22	28.25

Accounts Payable Open Items
Meadow Hill, Inc.
As of Fri Sep 30, 2022

Period	Invoice Date -	Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
Eversource (E) - P. O. Box 56002, Boston, MA 02205-6002 - (888) 783-6618								
September, 2022	09/26/2022	092622-2005	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5154 529 2005 - Balance Forward	8/25/22-9/26/22	28.80
		092622-2068	1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5161 619 2068 - Balance Forward	8/25/22-9/26/22	9.87
			1361 - 5200 - Electricity	09/26/2022	10/04/2022	Acct # 5161 619 2068	8/25/22-9/26/22	10.10
						Total Eversource (E):		2,838.76
Home Depot Credit Services - PO Box 790340, St. Louis, MO 63179-0340 - (800) 494-1946								
September, 2022	08/28/2022	082822-5366	1361 - 5804 - Maintenance Supplies	09/01/2022	10/06/2022	Inv. 525531	8/28/22	28.19
			1361 - 5804 - Maintenance Supplies	09/01/2022	10/06/2022	Inv 2610158	8/28/22	92.04
			1361 - 5804 - Maintenance Supplies	09/01/2022	10/06/2022	Inv 5230900	8/28/22	174.79
			1361 - 5804 - Maintenance Supplies	09/01/2022	10/06/2022	Inv. 5230900	8/28/22	83.93
						Total Home Depot Credit Services:		378.95
Imagineers, LLC - 635 Farmington Avenue, Hartford, CT 06105 - (860) 247-2318								
September, 2022	05/16/2022	AR040981-MIS	1361 - 5308 - Miscellaneous Admin	09/29/2022	10/06/2022	Copies and Postage	5/16/22	143.57
						Total Imagineers, LLC:		143.57
Kubachka, Dana E. - 70 Hollister Way South, Glastonbury, CT 06033								
September, 2022	09/27/2022	092722-	1361 - 5308 - Miscellaneous Admin	09/27/2022	10/06/2022	Refreshments Meeting	Reimbursement	100.00
						Total Kubachka, Dana E.:		100.00
Maloney, Nancy - 184 Hollister Way S, Glastonbury, CT 06033								
September, 2022	09/26/2022	092622-	1361 - 5308 - Miscellaneous Admin	09/26/2022	10/06/2022	Welcome Gifts	Reimbursement	133.69
						Total Maloney, Nancy:		133.69
Meadow Hill, Inc. - C/O Imagineers, LLC, Hartford, CT 06105								
September, 2022	09/10/2022	09/2022-L	1361 - 2107 - Due to Reserves	09/10/2022	10/04/2022	Repayment of Loan from Reserves	09/2022	3,485.28
						Total Meadow Hill, Inc.:		3,485.28
Whalen, John & Donna - 66 Hollister Way South, Middlebury, CT 06033								
September, 2022	09/27/2022	092722-	1361 - 5308 - Miscellaneous Admin	09/27/2022	10/06/2022	Refreshments Meeting	Reimbursement	100.00
						Total Whalen, John Donna:		100.00
						Total report:		11,719.25

Cash Disbursement by Vendor Meadow Hill, Inc.

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>A & A Pest Control, Inc.</u>					
Check Date: 09/06/2022	Bank: Pacific Premier Bank - OP 1361 - 5803 - Pest Control	Check Number: 05000325	Check Amount: 186.11 08/24/2022 Nonvisible Nests	08/24/22	186.11
			Total for A & A Pest Control, Inc.		186.11
<u>All Waste Inc.</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5210 - Trash Removal	Check Number: 05000339	Check Amount: 2,617.36 09/01/2022 Monthly Services	09/2022	2,617.36
			Total for All Waste Inc.		2,617.36
<u>Allied Tree & Lawn Care LLC</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5609 - Fertilization 1361 - 5609 - Fertilization	Check Number: 05000338	Check Amount: 2,871.46 08/26/2022 Fertilizer and Weed Control 08/24/2022 Grub & Weed Control	8/26/22 8/26/22	1,435.73 1,435.73
			Total for Allied Tree & Lawn Care LLC		2,871.46
<u>American Yard Service & Irrigation</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5600 - Landscaping Maint. Contract	Check Number: 05000342	Check Amount: 40.39 08/31/2022 Irrigation Parts & Repair	8/31/22	40.39
			Total for American Yard Service & Irrigation		40.39
<u>Andrews Oil & Gas Services, Inc</u>					
Check Date: 09/06/2022	Bank: Pacific Premier Bank - OP 1361 - 5900 - Building Maintenance 1361 - 5900 - Building Maintenance	Check Number: 05000327	Check Amount: 1,281.52 08/12/2022 Checked Condenser 08/15/2022 Repair Refrigerant Leak	8/12/22 8/15/22	154.21 1,127.31
			Total for Andrews Oil & Gas Services, Inc		1,281.52
<u>Anthem Blue Cross & Blue Shield</u>					
Check Date: 09/27/2022	Bank: Pacific Premier Bank - OP 1361 - 5403 - Health Insurance	Check Number: 09272022	Check Amount: 322.86 09/27/2022 Health Insurance	9/27/22	322.86
			Total for Anthem Blue Cross & Blue Shield		322.86
<u>Anytime Sewer & Drain & Jetting Service</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5900 - Building Maintenance 1361 - 5900 - Building Maintenance	Check Number: 05000345	Check Amount: 1,797.32 09/01/2022 Jetting 09/05/2022 Camera Inspection, Reset Toilet	8/29/22 9/5/22	951.83 409.45

Cash Disbursement by Vendor Meadow Hill, Inc.

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Anytime Sewer & Drain & Jetting Service</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP	Check Number: 05000345	Check Amount: 1,797.32		
	1361 - 5900 - Building Maintenance	09/02/2022	Jetting	9/2/22	436.04
			Total for Anytime Sewer & Drain & Jetting Service		1,797.32
<u>Artistic Wrought Iron Mfg.</u>					
Check Date: 09/06/2022	Bank: Pacific Premier Bank - OP	Check Number: 05000328	Check Amount: 531.75		
	1361 - 5900 - Building Maintenance	08/05/2022	Pipe Railing for Stairs	8/5/22	531.75
			Total for Artistic Wrought Iron Mfg.		531.75
<u>Connecticut Natural Gas Corporation</u>					
Check Date: 09/28/2022	Bank: Pacific Premier Bank - OP	Check Number: 05000332	Check Amount: 273.09		
	1361 - 5205 - Gas	09/01/2022	Account # 040-0010386-3060	7/14/22-8/10/22	42.69
	1361 - 5205 - Gas	09/01/2022	Balance Forward	7/14/22-8/10/22	45.49
	1361 - 5205 - Gas	09/01/2022	Account # 040-0010388-4033	7/14/22-8/10/22	92.01
	1361 - 5205 - Gas	09/01/2022	Balance Forward	7/14/22-8/10/22	92.90
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP	Check Number: 05000340	Check Amount: 2,350.88		
	1361 - 5205 - Gas	09/01/2022	Account # 040-0010387-9819	7/14/22-8/10/22	68.97
	1361 - 5205 - Gas	09/01/2022	Balance Forward	7/14/22-8/10/22	70.36
	1361 - 5205 - Gas	09/01/2022	Account # 040-0010385-5793	7/14/22-8/10/22	209.94
	1361 - 5205 - Gas	09/01/2022	Balance Forward	7/14/22-8/10/22	674.07
	1361 - 5205 - Gas	09/15/2022	Account # 040-0010387-9819	8/11/22-9/13/22	69.38
	1361 - 5205 - Gas	09/15/2022	Account # 040-0010388-4033	8/11/22-9/13/22	277.23
	1361 - 5205 - Gas	09/15/2022	Account # 040-0010386-3060	8/11/22-9/13/22	138.41
	1361 - 5205 - Gas	09/16/2022	Account # 040-0010385-5793	8/11/22-9/13/22	842.52
			Total for Connecticut Natural Gas Corporation		2,623.97
<u>Connecticut Restoration Specialists, LLC</u>					
Check Date: 09/13/2022	Bank: Meadow Hill Ins Claim 06C00716	Check Number: 00500009	Check Amount: 1,177.73		
	1361 - 5407 - Insurance Loss Expense	09/13/2022	Broken Pipe	6 Hollister Way	342.88
	1361 - 5407 - Insurance Loss Expense	09/13/2022	Installed shuit-off valve	6 Hollister Way	834.85
			Total for Connecticut Restoration Specialists, LLC		1,177.73
<u>Eversource (E)</u>					
Check Date: 09/02/2022	Bank: Pacific Premier Bank - OP	Check Number: 05000322	Check Amount: 840.48		
	1361 - 5200 - Electricity	08/10/2022	Acct # 5136 879 2073	7/11/22-8/10/22	840.48

Cash Disbursement by Vendor

Meadow Hill, Inc.

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Eversource (E)</u>					
Check Date: 09/28/2022	Bank: Pacific Premier Bank - OP 1361 - 5200 - Electricity	Check Amount: 9.93 09/01/2022 Acct # 5130 680 3073		8/1/22-9/1/22	9.93
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5200 - Electricity	Check Amount: 856.08 09/09/2022 Acct # 5136 879 2073		8/10/22-9/9/22	856.08
				Total for Eversource (E)	1,706.49
<u>Flynn, Gene & Norma</u>					
Check Date: 09/28/2022	Bank: Pacific Premier Bank - OP 1361 - 5804 - Maintenance Supplies	Check Amount: 103.16 09/12/2022 Signage		Reimbursement	103.16
				Total for Flynn, Gene & Norma	103.16
<u>Ford Credit</u>					
Check Date: 09/30/2022	Bank: Pacific Premier Bank - OP 1361 - 2401 - Loan Payable - Truck	Check Amount: 622.19 09/30/2022 Truck Loan Payment		09/30/2022	622.19
				Total for Ford Credit	622.19
<u>Frontier Communications</u>					
Check Date: 09/08/2022	Bank: Pacific Premier Bank - OP 1361 - 5211 - Telephone	Check Amount: 124.42 09/01/2022 Acct 860-633-1206		8/29/22-9/28/22	124.42
Check Date: 09/12/2022	Bank: Pacific Premier Bank - OP 1361 - 5211 - Telephone	Check Amount: 53.62 09/01/2022 Acct 860-037-5165		08/27/22-09/26/22	53.62
				Total for Frontier Communications	178.04
<u>Highlight Landscape and Design LLC</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5600 - Landscaping Maint. Contract 1361 - 5600 - Landscaping Maint. Contract	Check Amount: 18,342.16 08/01/2022 Landscape Contract 09/01/2022 Landscaping		08/2022 9/2022	9,171.08 9,171.08
				Total for Highlight Landscape and Design LLC	18,342.16
<u>Home Depot Credit Services</u>					
Check Date: 09/06/2022	Bank: Pacific Premier Bank - OP 1361 - 5804 - Maintenance Supplies	Check Amount: 144.15 08/01/2022 Inv 524074		7/28/22	144.15
				Total for Home Depot Credit Services	144.15

Cash Disbursement by Vendor

Meadow Hill, Inc.

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Imagineers, LLC</u>					
Check Date: 09/13/2022	Bank: Meadow Hill Ins Claim 06C00716 1361 - 5407 - Insurance Loss Expense	Check Number: 005000010	Check Amount: 60,964.29 08/01/2022 July 2022 Claim# 06c00716	units 6-10	60,964.29
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 4306 - Statement fee income 1361 - 5100 - Management Fee 1361 - 5308 - Miscellaneous Admin 1361 - 5308 - Miscellaneous Admin 1361 - 5308 - Miscellaneous Admin 1361 - 5308 - Miscellaneous Admin	Check Number: 050000341	Check Amount: 4,128.13 09/01/2022 Statement Fees 09/01/2022 Management Fee 08/24/2022 Copies 09/02/2022 Copies & Postage 09/14/2022 Copies 09/16/2022 Copies	8/2022 9/2022 8/24/22 9/2/22 9/14/22 9/16/22	60.00 2,747.21 127.62 715.52 219.35 258.43
Total for Imagineers, LLC					65,092.42
<u>Jim Fuda</u>					
Check Date: 09/28/2022	Bank: Pacific Premier Bank - OP 1361 - 5308 - Miscellaneous Admin	Check Number: 050000335	Check Amount: 63.02 09/12/2022 Lunch Meeting Reimbursement	Reimbursement	63.02
Total for Jim Fuda					63.02
<u>Lombardo, Thomas E.</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 2104 - Clearing Account	Check Number: 005000038	Check Amount: 4,023.00 09/28/2022 Refund - Overpaid HOA Fees	00156-7393	4,023.00
Total for Lombardo, Thomas E.					4,023.00
<u>Meadow Hill, Inc.</u>					
Check Date: 09/13/2022	Bank: Pacific Premier Bank - OP 1361 - 6105 - Contribution To Reserves General	Check Number: 050000331	Check Amount: 7,452.00 09/01/2022 Reserve Contribution	Reserve Contribution	7,452.00
Total for Meadow Hill, Inc.					7,452.00
<u>Sandler & Hansen, LLC</u>					
Check Date: 09/06/2022	Bank: Pacific Premier Bank - OP 1361 - 5101 - Legal Fees	Check Number: 050000326	Check Amount: 393.75 08/05/2022 Re Financing Aluminum Replacement 8/5/22		393.75
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5101 - Legal Fees 1361 - 5101 - Legal Fees	Check Number: 050000346	Check Amount: 2,506.00 09/01/2022 Professional Services 09/01/2022 Professional Services	9/1/22 9/1/22	393.75 2,112.25
Total for Sandler & Hansen, LLC					2,899.75

Cash Disbursement by Vendor Meadow Hill, Inc.

Thu Sep 01, 2022 thru Fri Sep 30, 2022

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
<u>Savol Pools - Corp.</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5701 - Pool Supplies/Repairs	Check Number: 05000337	Check Amount: 218.46 09/12/2022 Pool Chemicals	9/12/22	218.46
			Total for Savol Pools - Corp.		218.46
<u>The Metropolitan District Co.</u>					
Check Date: 09/29/2022	Bank: Pacific Premier Bank - OP 1361 - 5206 - Water 1361 - 5206 - Water	Check Number: 05000344	Check Amount: 8,330.54 09/08/2022 1489 Main St. Acct # 21019066 09/08/2022 Balance Forward	7/30/22-8/31/22 7/30/22-8/31/22	4,274.92 4,055.62
			Total for The Metropolitan District Co.		8,330.54
<u>Wallace, Susan</u>					
Check Date: 09/20/2022	Bank: Meadow Hill Ins Claim 06C00716 1361 - 5407 - Insurance Loss Expense	Check Number: 00500011	Check Amount: 28,309.12 09/20/2022 Reimbursement	Unit 227 Total for Wallace, Susan	28,309.12 28,309.12
<u>Watson Treeworks, LLC</u>					
Check Date: 09/06/2022	Bank: Pacific Premier Bank - OP 1361 - 5606 - Tree Maintenance	Check Number: 05000324	Check Amount: 2,446.05 08/13/2022 Tree Work	8/13/22 Total for Watson Treeworks, LLC	2,446.05 2,446.05
<u>Windsor Federal Savings</u>					
Check Date: 09/20/2022	Bank: Pacific Premier Bank - OP 1361 - 2104 - Clearing Account 1361 - 2104 - Clearing Account	Check Number: 00500037	Check Amount: 0.00 09/20/2022 for ACH 09/20/2022 *VOID* for ACH		1.00 (1.00)
			Total for Windsor Federal Savings		0.00
			Total for Meadow Hill, Inc.		153,381.02



PROJECT LIST

Freq	Year	DateBy	MAINTENANCE PROJECT LIST
Annual	2022	15-Mar	Put out wooden benches
Annual	2022	30-Mar	Power Wash Tennis Courts
Annual	2022	1-Apr	Open Tennis Courts
Annual	2022	15-Apr	Start AC Clubhouse and Hollister House
Annual	2022	15-Apr	Paint all safety stripes
Annual	2022	30-Apr	Inspect walkways
Annual	2022	15-May	Rototill, prepare Garden
Annual	2022	15-May	Order mulch and distribute
Annual	2022	31-May	Startup irrigation systems
Annual	2022	31-May	close Greenhouse
Annual	2022	31-May	Inspect and support stone walls
Annual	2022	31-May	Open Pool
Annual	2022	31-May	Add sand to horseshoe pits
Special	2022	31-May	Cement pad for bench near Clubhouse
Special	2022	30-Jun	Install several garage bottoms in worst sections
Special	2022	30-Jun	Install additional leaf guards
Special	2022	30-Jun	Install two or three pine experimental needle guards
Annual	2022	1-Jul	Jet Washing/Clean Sewer Line 100/102 HWS
Evry3	2022	20-Jul	Paint wrought iron railings within complex
Evry3	2022	31-Jul	Power Wash Paddock Fence, both sides
Evry5-7	2022	31-Jul	Paint Trash Container Doors
Special	2022	31-Jul	Install New Parking Lot Signs, Paint/Replace Posts
Annual	2022	31-Aug	Power Wash one-third of buildings annually
Annual	2022	31-Aug	Consider crack filling for winter
Annual	2022	10-Sep	Arrange Brush Hog Bottom Hill to Paddock Fence and Tree Line
Annual	2022	1-Oct	Close Pool
Annual	2022	15-Oct	Close irrigation systems
Annual	2022	15-Oct	Open Greenhouse
Annual	2022	31-Oct	Most Needed Roofs, Cleaning of Moss
Annual	2022	31-Oct	Close Tennis Courts
Annual	2022	31-Oct	Inspect Heat Tape
Annual	2022	31-Oct	Inspect Flat Roofs
Special	2022	31-Oct	Refurbish Tops and Sides Garage Doors (COMPLETE PROJECT)
Special	2022	31-Oct	Paint Garage Doors (COMPLETE PROJECT)
Annual	2022	10-Nov	Clear Brush North and South Slopes
Annual	2022	15-Nov	Order road salt
Annual	2022	15-Nov	Take in wooden benches
Annual	2022	30-Nov	Inspect water heaters and smoke detectors
Special	2022	31-Mar	Paint Hollister House Blinds and Door
AsReq	2022	AsReq	Clean Dryer Vents
AsReq	2022	AsReq	Clean Gutters
AsReq	2022	AsReq	Supervise contracts and special projects
AsReq	2021	AsReq	Snow plowing and shovelling
AsReq	2022	AsReq	Plant and pull shrubs when requested by grounds committee

Freq	Year	DateBy	MAINTENANCE PROJECT LIST
AsReq	2022	AsReq	Repair/replace broken fence sections
AsReq	2022	AsReq	Repair concrete steps
AsReq	2022	AsReq	Minor repair to stone walls.
AsReq	2022	AsReq	Attend to pipe and roof leaks
Daily	2022	Daily	Set sprinkler hoses for north and south entrances
Daily	2022	Daily	Pick up any loose sticks around property
Daily	2022	Daily	Check pool ph 3 times daily
Daily	2022	Daily	Pick up any loose sticks around property
Daily	2022	Daily	Skim pool for leaves-check filters-check pool level
Daily	2022	Daily	Clean pool chairs and tables of bird droppings
Monthly	2022	Monthly	Setup Clubhouse for Executive Board meetings etc.
Semi_An	2022	Semi_An	Replace furnace filters
Semi_An	2022	Semi_An	Demp Runs
Semi_An	2022	Semi_An	Change times, outside lights, daylight savings etc.
Semi_An	2022	Semi_An	Clean shuffleboard and hoursehoe storage units
Weekly	2022	Weekly	Inspect mowing/blowing, weeding done by contractor
Weekly	2022	Weekly	Inspect property and report issues needing attention.
Weekly	2022	Weekly	Clean pool tables
Weekly	2022	Weekly	Replace toilet supplies, light bulbs, etc.
Evry5	2022	WhenSchd	Facilitate Painting Fire Hydrants
	2022		RECURRING PROJECTS FOR FUTURE YEARS
Evry3	2023	20-Jul	Paint fence posts around stable and paddock.
Evry3	2023	30-Jul	Paint fence at main entrance to barn.
Evry3	2023	31-Jul	Paint Brown Lamp Posts
Evry5-7	2023	30-Sep	Paint Barn
Evry5-7	2024	30-Sep	Paint faded garage doors
Evry5-7	2025	1-May	Paint lines on tennis courts
Evry5-7	2025	31-Aug	Paint exterior clubhouse
Evry5-7	2025	30-Sep	Arrage painting vent pipes on roofs
Evry5-7	2026	31-Oct	Paint utility doors, attac entrances, setps to pool and clubhouse
Evry5-7	2026	31-Oct	Paint sides and tops around garage doors



SERVICE REQUEST LOG

Meadow Hill Incorporated Report

Open



Unit	State	Type	Assigned	WO ID	Expenditure	Schedule
168 Hollister Way South Glastonbury, CT 06033 168 Hollister Way South - Unit: 1 OWNER: Susan Hutt ACCOUNT ID: n/a	OPEN	Plumbing / Spigot	Covert, Darien	498824	Hours: null Labor: Mats:	CREATED: 10/11/2022 10:22 AM Merritt, Danielle LAST UPDATED: 10/12/2022 3:38 PM Merritt, Danielle
	Note: Outdoor Spigot repair - Please replace outdoor water spigot.					
182 Hollister Way South Glastonbury, CT 06033 182 Hollister Way South - Unit: 1 OWNER: Linda B. Fillion ACCOUNT ID: n/a	OPEN	Landscaping / Ground Maintenance	Covert, Darien	495934	Hours: null Labor: Mats:	CREATED: 09/29/2022 9:40 AM Merritt, Danielle LAST UPDATED: 09/29/2022 9:42 AM Merritt, Danielle
	Note: Erosion control of slope near retaining wall - Please evaluate and discuss a course of action regarding erosion control of slope near retaining wall. Possible solutions discussed place cobble stone along the top of the hill or embankment to stop water from running over the edge (2) put a drainage pipe into the hill to have the water drain down to the grass below, eliminating the problem. .					
90 Hollister Way South Glastonbury, CT 06033 90 Hollister Way South - Unit: 1 OWNER: Margery H. DeMay ACCOUNT ID: n/a	OPEN	Landscaping / Tree Trimming	Highlight Landscape and Design LLC	494146	Hours: null Labor: Mats:	CREATED: 09/21/2022 2:46 PM Merritt, Danielle LAST UPDATED: 10/03/2022 12:37 PM Merritt, Danielle
	Note: Tree Trimming - Please trim the tree branches back from two trees on the North side of my unit #90.					

COMMON AREA Clubhouse near stairs	OPEN	Grounds / Lights	Covert, Darien	492588	Hours: null Labor: Mats:	CREATED: 09/15/2022 9:46 AM Merritt, Danielle LAST UPDATED: 10/11/2022 10:49 AM Merritt, Danielle
	Note: Light Out - Replace lightbulb at the rear of the clubhouse near the stairs .					
COMMON AREA Not Specified	OPEN	Grounds / Electrical	0-outside, contractor	488552	Hours: null Labor: Mats:	CREATED: 08/30/2022 2:32 PM Bailey, Jr., Thomas A. LAST UPDATED: 10/03/2022 12:40 PM Merritt, Danielle
	Note: Post Light outages. - Spoke with Mike this afternoon - he requested I put in this Work Order - there are several post lights along the common open area between Hollister South and Hollister North, that are not working. They have been dimming for a few days and as of yesterday, 08/29, they were not working at all..					
112 Hollister Way South Glastonbury, CT 06033 112 Hollister Way South - Unit: 1 OWNER: O'Leary, Sandra ACCOUNT ID: n/a	OPEN	Asphalt / N/A	0-outside, contractor	487804	Hours: null Labor: Mats:	CREATED: 08/26/2022 6:19 PM O'Leary, Sandra LAST UPDATED: 10/03/2022 12:44 PM Merritt, Danielle
	Note: 112 Hollister Way - Sidewalk near front door crumbling into a hole and along the edge of the step needs repair .					
126 Hollister Way South Glastonbury, CT 06033 126 Hollister Way South - Unit: 1 OWNER: Judith Gregg ACCOUNT ID: n/a	OPEN	Building Repair / Siding	Covert, Darien	486265	Hours: null Labor: Mats:	CREATED: 08/22/2022 10:10 AM Merritt, Danielle LAST UPDATED: 08/22/2022 10:13 AM Merritt, Danielle
	Note: Garage Siding Repair - Repair the side of garage. The unit owner hit the garage side and has requested it be repair. I informed her the repair will be billed back to her..					

168 Hollister Way South Glastonbury, CT 06033 168 Hollister Way South - Unit: 1 OWNER: Susan Hutt ACCOUNT ID: n/a	OPEN	Building Repair / Siding	Covert, Darien	484663	Hours: null Labor: Mats:	CREATED: 08/15/2022 11:57 AM Merritt, Danielle LAST UPDATED: 09/08/2022 12:20 PM Merritt, Danielle
	Note: Garage Door Trim - Please repair the trim on the left side of garage Door.					
21 Hollister Way North Glastonbury, CT 06033 21 Hollister Way North - Unit: 1 OWNER: Susan Simmons ACCOUNT ID:	OPEN	Roofing / N/A	Covert, Darien	457531	Hours: null Labor: Mats:	CREATED: 05/09/2022 10:04 AM Merritt, Danielle LAST UPDATED: 05/09/2022 10:05 AM Merritt, Danielle
	Note: Rake Edge Missing - The unit owner reported the rake edge is missing- Please replace.					
203 Hollister Way North Glastonbury, CT 06033 203 Hollister Way North - Unit: 1 OWNER: Barbara Massy ACCOUNT ID:	OPEN	Building Repair / Siding	Covert, Darien	456457	Hours: null Labor: Mats:	CREATED: 05/04/2022 12:51 PM Merritt, Danielle LAST UPDATED: 09/06/2022 11:28 AM Merritt, Danielle
	Note: Damaged Siding - Please repair the siding that was damaged.					
142 Hollister Way South Glastonbury, CT 06033 142 Hollister Way South - Unit: 1 OWNER: Kim M. Trela ACCOUNT ID: 1567474	OPEN	Plumbing / Leak	Covert, Darien	416744	Hours: null Labor: Mats:	CREATED: 11/16/2021 12:58 PM Trela, Kim M. LAST UPDATED: 07/07/2022 9:22 AM Merritt, Danielle
	Note: Outdoor Spigot - the water spout outside # 142 even though capped is still leaking. Please evaluate and repair if possible..					



ACTION POINTS PACKAGE

MEADOW HILL - 2022

ANNUAL CALENDAR

Board of Directors Meets the Third Wednesday of the Month 1:30pm

January	Send letters to unit owners who, according to records, need to replace hot Water heaters and smoke detectors
February	Secure landscape contract Secure pest control annual contract Maintenance to replace furnace filters Maintenance to Inspect water heaters, smoke detectors, dryer vents and washer hoses Notify owners to sign up for Do Not Prune List
March	Finalize Landscape & Fertilization Contracts Finalize Do Not Prune List Notify unit owners and residents of fertilization schedule for year Inspect Roads, sidewalks, tennis courts, and fences for winter damage Complete maintenance inspections and update records Repair and replace fence sections and slats with winter damage Open tennis courts, consider patching cracks
April	Landscape Season begins Order mulch for delivery by end of April Issue electrical usage reimbursement to owners with common element lighting Issue furnace filter reimbursement to owners who provide own filters Put annual meeting notice in LARK for candidates Schedule service to startup irrigation system Seed bare spots of lawns Spring fertilization and pre-emergent weed control
May	List of desired landscape projects and costs Put annual meeting notice in LARK for candidates Publish semi-annual dump run in LARK Confirm date and time of annual meeting. Send required notice to owners. Notify owners of June trimming of shrubs Clean Gutters Clean Greenhouse Open Pool Rototill Garden Complete initial weeding, edging, and pre-emergent all beds Complete mulching all beds
June	Annual Meeting – Election (2 nd Tuesday) Check and verify unit owner database Replace Furnace Filters Have A/C at Clubhouse serviced Semi-Annual Dump Run Begin weekly weeding

	Complete 1st trimming of plants and trees Survey trees and shrubs, recommend removal and major tree work Solicit bids for crack filling of roads and sidewalk repairs
July	Summer Projects
August	Begin seeding bare spots Complete agreed upon tree and shrub removal and major tree work
September	Schedule closing of irrigation system Publish semi-annual dump run in LARK Close Pool Order road salt Fall Fertilization
October	Manager drafts budget by October 15 – includes current year budget, projected year end and actual and proposed next year's budget Budget committee updates draft budget by November 5 Budget committee updates reserve plan to accompany budget Notify owners that the semi-annual shrubbery pruning will be done by 11/1 Semi-annual dump run Replace furnace filters Inspect and prepare greenhouse
November	Board adopts budget to be presented at Annual Budget Meeting Set date and snow date for Annual Budget Meeting Mail Annual Budget Meeting notice as required by statute Holiday bonus for staff reminder for LARK Close Tennis Courts Clean Gutters, inspect flat roofs Inspect Heat Tapes Install snow stakes along roadways Complete 2nd trimming of plants and trees Complete Fall Cleanup by Nov 30
December	Annual Budget Meeting, usually second Tuesday Secure insurance for 1/1 Personnel Reviews Sign engagement letter for annual audit Consider renewal of Great Meadows access agreement



ACTION POINTS: DISPOSITION REPORT AS OF : 10/11/2022

ACCOUNT NAME: Meadow Hill Association, Inc.

DATE OF SUBJECT BOARD MEETING: 09/21/2022

NEXT BOARD MEETING WILL BE HELD ON: 10/19/2022

Disposition:	Action Point:	Comments:
150264 Date: 9/14/2022 Type: Administrative By: sheila duncan Status: DONE	VARIANCE REQUEST RECEIVED FROM 292	IN BOARD PACKET FOR APPROVAL, ADVISED HOMEOWNER OF APPROVAL
150265 Date: 9/14/2022 Type: Administrative By: sheila duncan Status: DONE	LISCOMB VARIANCE REQUEST FOR PATIO DOORS RECEIVED	ADVISED HOMEOWNER OF APPROVAL
150749 Date: 9/21/2022 Type: Administrative By: board Status: DONE	LOAN CLOSING SCHEDULED	TONI & JIM EXECUTED ALL CLOSING DOCUMENTS, AWAITING COPY OF DOCUMENTS FROM ATTORNEY
146027 Date: 1/7/2022 Type: Administrative By: sheila duncan Status: IN PROGRESS	INSURANCE CLAIM INITIATED AS A RESULT OF FIRE AT 6 AND 10 HWS	BOUVIER INSURANCE NOTIFIED AND INSURANCE ADJUSTER HAS BEEN ASSIGNED
150748 Date: 9/21/2022 Type: Administrative By: sheila duncan Status: IN PROGRESS	FOLLOW UP WITH CARMELO AT HIBBARRD & ROSA REGARDING STATUS OF DECK INSPECTION	RECEIVED INITIAL REPORT, THERE WERE DECKS MISSING AND SOME OTHER DISCREPANCIES WE NEED CLARIFICATION ON, AWAITING REVISED REPORT

Number of Action Points on report:

5



CORRESPONDENCE



COMMITTEE REPORTS

Long-term Committee (LTC)

Committee Members: Jim Fuda, Chairman, Dave Faxon, Larry Abbott

The Aluminum Wiring Remediation project took two major steps forward after the approval of the funding by the Unit Owners on September 14th. On October 4th, Toni Dolan as President and Jim Fuda as Secretary execute the closing documents for the Line of Credit with Windsor Federal and Loan effectively securing the funds for the project. On October 11th, the contract with AL Wire of Cromwell, was fully executed and delivered allowing the materials to be ordered and the scheduling of the work to begin. The LTC will meet on October 20th with Bill Thompson of AL Wire to kick-off the project, define the schedule and convey unit owner specifics learned from the informational meetings in August and September. Following the October 20th project kick-off meeting, the LTC will provide an update to the community on the schedule including the timeline and specifics of the Special Assessment payments.

The LTC is working with the Board, Imagineers, and our insurance agent, Rob Bouvier of Bouvier Insurance on "Safety and Risk Management" items to reduce and manage our future insurance premiums. This discussion includes the permanent ban on the use of wood burning in fireplaces and requirements for documented evidence of maintenance of high-risk maintenance items such as hot water tanks every ten (10 years), dryer vents (every two years), fireplaces/chimneys (every two years), etc. at Meadow Hill. Dealing with these issues and our insurance agent are focused with the objective of reducing the insurance premiums to the association by a proactive approach to reducing risks and insurance claims.

The Committee will be supporting the Rules Committee by providing updates to rules and maintenance standards. This work will be completed over the next two months.

We are discussing our next priorities for evaluation and will update the Board and the Community of our 2023 priorities in our January report to the Board. We have started initial discussions on irrigation and grass restoration and are planning to have further discussion jointly with Grounds, Trees, and Maintenance to develop an integrated plan for Meadow Hills if feasible and affordable.

Rebuild of Units #6 and 10

Board Liaisons: Jim Fuda and Connie Liscomb

Progress continues. The building is enclosed with the installation of doors and windows, interior framing substantially complete allowing the start of the plumbing, HVAC, electrical systems. Installation of the rough plumbing began the week of October 10th. Unit Owners will meet with the Imagineers construction team at the end of October to start the interior finish selections. The current schedule provided by Imagineers is a January completion date.

The Committee is working with Rob Bouvier, our insurance agent and Attorney Scott Sandler to continue our negotiations with the insurance company to reduce the gap between cost of the project and the insurance proceeds received to date.

Maintenance Committee

Committee Members -Jim Fuda, Chair, Bob Kolwicz, Vin Liscomb, Ray Dolan, and Ron King (Liaison).

Fall projects scheduled are:

- Installation of new drainage line to solve a drainage problem at the rear of the Clubhouse
- Repair of existing walls in two locations – one near #120 was completed and the second near Unit #159 Trash area to be done by staff after fall closing activities are done
- Filling of cracks at the tennis courts was completed.

2023 Projects proposed are:

- Bathroom repairs and floor replacement at the Hollister House
- Repair of basement stairs and platform at the Hollister House
- Repair and replacement of retaining walls (annual effort)

Darien is researching the replacement of the skid steer for 2023 and is in discussion with five vendors. He will report back his findings once the research is complete for discussion with the Executive Board.



OLD BUSINESS



NEW BUSINESS

MEADOW HILL, INC.

VARIANCE REQUEST

NAME: Jim & Judith Woodward UNIT NUMBER: 193
ADDRESS: 193 Hollister Way No., Glastonbury, CT 06033

Describe in full - attach sketch if necessary:

(Include name of contractor, certificate of insurance and contractor's license, and an estimated time of completion.)

We are requesting to have all 5 windows in our sunroom replaced. The contractor is Curson's in Glastonbury, CT. Curson Sash. Co. Enclosed is the Certificate of Insurance, Contractor's License. — An estimated time of completion is January 20 23.

The following information relative to your variance will be listed on any Resale Certificate issued on your unit and responsibility for maintenance and/or replacement will be passed on to the new Unit Owner.

I understand that Meadow Hill, Inc. will not assume any responsibility for maintenance or replacement of the above item unless otherwise specified in the Association documents. Should the property granted by the variance become a hazard to common property, it may be removed at the owner's expense. Approval of this request shall not be interpreted, as a waiver of any permit or license required by law. Any insurance premium increase for the Meadow Hill, Inc. directly attributable to this variance shall be assessed against this unit.

Owner's Signature: Judith Woodward Date: 10/7/22

The Board of Directors ☐ APPROVE ☐ APPROVE WITH STIPULATIONS ☐ DISAPPROVE this variance request. The approved variance is valid for 180 days from date of approval. Expiration date: _____.

Additional Stipulations:

Approved by: _____ Date: _____

INSPECTION REPORT

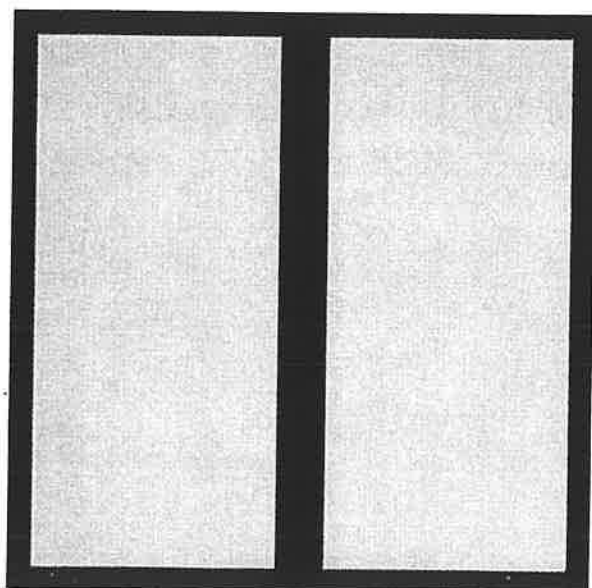
Work Completed _____ Date _____ Inspected By _____ Date _____

Comments: _____

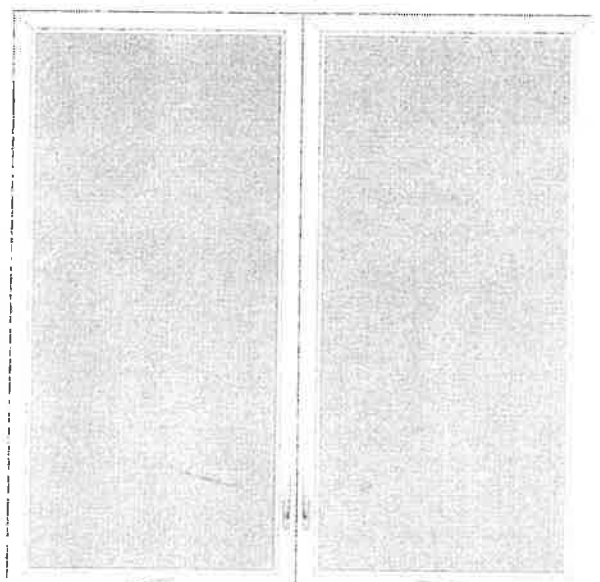
Internal Blinds will be white.

YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series Muller Unit



OUTSIDE VIEW



INSIDE VIEW

CUSSON'S

128 ADDISON ROAD, GLASTONBURY, CONNECTICUT 06033
TEL: (860) 659-0354 • 1-800-289-7274 • FAX: (860) 657-9508

Name Judith Woodward
Address 193 Hollister Way North
Glastonbury
Phone ~~864-360-1046~~ 864-360-1056

Date 8/17/2022

PRICE ESTIMATE

5@ "Provia" Endure windows, as specified in attached spec sheets

to include:

- factory finished interior stops
- installation, new construction method
- discard old windows and debris
- sales tax

A. Two lite slider windows Total \$12,338.00

~~B. Casement windows Total \$16,954.00~~

OPTIONS:

- internal blinds for slider windows add \$8,880.00

~~- internal blinds for casement windows add \$6,253.00~~

12,338.00
8,880.00

21,218.00

16,954.00
6,253.00

23,207.00

- Josh Rodriguez -

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

CUSSON SASH COMPANY

128A ADDISON RD

GLASTONBURY, CT 06033

has satisfied the qualifications required by law and is hereby registered as a

HOME IMPROVEMENT CONTRACTOR

Registration # HIC.0502636

CUSSON SASH COMPANY

Effective: 04/01/2022

Expiration: 03/31/2023



Michelle Seagull, Commissioner



CERTIFICATE OF LIABILITY INSURANCE

CUSSO-1

OP ID: DC

DATE (MM/DD/YYYY)

03/24/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Charles G. Marcus Agency, Inc.
842 Silas Deane Highway
P.O. Box 290756
Wethersfield, CT 06129-0756
Dave Canapari

CONTACT NAME: Dave Canapari

PHONE (A/C, No, Ext): 860-563-9353

FAX (A/C, No): 860-257-8404

E-MAIL: davidc@marcusagency.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: N G M INSURANCE COMPANY

14788

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED
Cusson Sash Company
Cusson Reality, LLC
128 A Addison Rd
Glastonbury, CT 06033

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC		MPT7542F	12/01/2021	12/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS		B1T7542F	12/01/2021	12/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10000		CUJ7542F	12/01/2021	12/01/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N/A	WCT7542F	12/01/2021	12/01/2022	☒ WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE