

Board of Directors Meeting Minutes: August 9, 2012 - 7pm- final version adopted

Attending: Board Members:

Thomas H. Teglassy, Natalya Shelest, Jeffrey Silverman, Amy Fink, Alena Zhurauliova

Call to Order: 7pm, Anshe Emunah

Discussions:

1. 9 Windblown proposals

- Contractors asked for more time so we'll extend the deadline to August 27 to be prepared to review them by the September meeting

2. Site Lighting

- BGE—Bob left BGE, new point of contact will redo proposal. If we choose them, it should take 2-3 months until final completion
- Solar Option—Ben from Advanced Solar industries discussed options. Batteries cost about \$200 each and have a 10 year life & warranty

3. Ground Cover at 1 Suntop

- Cost is still \$2000 so Thomas recommended ½ the number of plants. Will ask 2 lowest bids for ½ as many plants and choose between them.

4. Winterizing pool

- DRD will do it, Alena signed the contract—it's the same as every year

5. Flyer re: Veggie Gardens

- Some complaints because people have gardens & take care of them, so they don't want to pull them.
- We'll wait until next year—don't pull them out now, but don't plant anything new & we'll remind owners at the start of the year

6. Condensate Lines

- Thomas said that since air conditioners' condensate lines are common, we need to clean each building & Shannon will schedule them yearly, probably January/February

7. 4 Longstream—waiting on 3 bids to vote

8. Motion to accept short-sale of 1809 SML #103 to cover Neall's fees & start earning income.

- Thomas (1), Alena seconded the motion: Natalya, Jeff & Amy voted in favor with the stipulation that any issue that arises like this is treated on a case by case basis

9. Neall—asking Neall if he can send a special summary of pending cases grouped by type: foreclosure, near foreclosure, etc.

10. Owner Issues:

- 1809 SML #203: NAC's \$500 door-fix bill
- Who do people call in the event of a leak? If it's a drip or small leak, call Victory; if it's gushing, call the fire department
- When shoveling happens in the winter, please have snow removal people shovel into the parking lot so residents can walk through more easily
- Post office needs to replace mailbox at 7 Suntop

Next Meeting Scheduled for Thursday, September 13.

Submitted by Secretary Amy Fink on September 12, 2012