

Board of Directors Meeting Minutes: July 12, 2012 - 7pm -final version adopted

Attending: Board Members:

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

Call to Order: 7pm, Anshe Emunah

Treasurer's Report

- We have approximately \$420,000-430,000 in savings accounts. We should have a more accurate report next month because the board has finally been able to complete inputting the data to now be merged by Victory

Management Report/Discussions:

1.NMG

- Requested final invoice, but we need them to finish work first (Nails, painting, etc.) and need documentation of extra 1 year on warranty of Suntop Ct.

2. Engineer Report

- Contractors say there are too many unknowns so all of the prices are really high. How do we proceed? How much board involvement should there be?
- Thomas, option 1- complete renovation of envelope of each building; option 2- follow reserve study recommendations and fix urgent items in the community
- If we continue with option 2, we can probably keep doing that with board's authority, but need to seek council's approval with option 1
- Thomas' suggestion: David from NAC had a good idea to do it step-wise. Select a contractor to remove the surface from the side that's buckling to be able to see if there's structural issues underneath or not, and have the structural engineer examine what's underneath, then get a bid on that piece. Also, get an appraisal now and then after the fix, on 9 Windblown

3. 9 Windblown

- Pull siding off rear and cover temporarily and have engineer review. Hopefully, reside properly with new gutters and trim, soffit on balconies and if needed, wood on balconies, columns under cantilever
- Vote to agree with scope of work: Jeff, Thomas, Natalya & Amy are all in favor

4. Site Lighting proposals

- Analysis spreadsheet: looking most seriously at BGE and Advanced Solar. Shannon will ask Advanced Solar about financing and references & will ask BGE about amount of time to complete

5. Limb removal

- Needs to be completed.

6. 4 Longstream—waiting on 3 bids to vote

7. Landscaping

- 1805 SML: Brickman's proposal is \$521. Vote to fill in & accept proposal: Table to fall once grass comes in
- 1 Suntop: Brickman's proposal is \$2000 to install shade-loving ground cover. Waiting on another bid

8. Asphalt Payment from Twinridge

- Waiting on payment—they're making fixes first

9. Owner Letters:

- Lease letter approved pending addition to ask owners for their off-site addresses
- Flyers are approved to send out

10. Vicky's Delinquency—needs to be handled as a write-off of \$26,000

11. Owner Issues:

- 5 Suntop #301: motion to go with lowest bid, NAC.
 - In favor: Jeff, Amy, Thomas. Opposed: Natalya
- 4 Longstream #101: motion to accept lowest bid, FPG.
 - In favor: Jeff, Amy, Thomas. Opposed: Natalya
- 1803 SML #T1: Replaced hot water heater, asking for reimbursement. Need a copy of the cleared check from bank before decision.

- Motion: If we get a copy of the cleared check, we'll approve the reimbursement. In favor: Jeff, Thomas, Amy. Opposed: Natalya

Next Meeting Scheduled for Thursday, August 9, 2012.

Submitted by Secretary Amy Fink on September 12, 2012