

Board of Directors Meeting Minutes: September 13, 2012 - 7pm – final version adapted

Attending: Board Members:

Thomas H. Teglassy, Natalya Shelest, Amy Fink

Call to Order: 7pm, Anshe Emunah

Board Reports:

Discussions:

1. Bill from ARA to discuss solar option for site lighting

- Induction system proposal for site lighting—repainted poles, news, wires, bulbs & control system. The control system is run off the sun.
- It will be fed just like now, but it will be a reduction to our electrical bill. Our wiring now is corroded. 70% energy reduction. Better off with 150W bulb.
- Can't run off of same solar panels we have on 1805
- Natalya: Motion to install one pole/light at 7 Windblown to see the system at work & if it doesn't work, Solas will remove it. All in favor: Thomas, Natalya, Amy

2. Bill from ARA to discuss hot water heater for 10 longstream ct.

- Similar to what you've seen installed in 1805. They're offering a bundle package for buildings that are 6-8 unit buildings, for 4 buildings. They'll cost us 12,000 because ARA will collect the tax rebate. The cost is \$24,000 but ARA will get the rebate, which is why they can give us a price of \$12,000.
- Would also need to have standard hot water heaters as backups. Cost per standard hot water heater is \$9500. Some of the buildings which have two hot water heaters now, if one goes, the second can be used as a backup
- Thomas would like Victory to come up with a plan of where to install these next four, then the next four, based on recent maintenance issues. The plan should reflect the condition of the heaters and age of them. We should also be aware of the condition of the roofs on those buildings so we know that they can hold the solar manifolds. As well, need to make sure that there's enough light to install this system. Try to have that for our next meeting in October.

- Amy: Motion to tentatively approve Solas to go ahead with implementation of this system in the event that one goes right away, if the condition of the roof allows. All in favor: Amy and Thomas. Opposed: Natalya.

3. Bill from ARA about 9 Windblown

- Stages of repair- structural issue on front where brick is cantilevered out. This bid is to put support posts under that brick on the front of the building.
- It looks like there are moisture issues and that the wall is pulling away from the floor system.
- They proposed to pull of the siding, bring the engineers in to create an action plan and address it from there. The ARA proposal covers the front and the back.
- Thomas proposes to go ahead with the stripping of the backside of 9 Windblown & having it reviewed by the engineer so it can then be replaced with siding asap. ARA would wrap/cover it to prevent moisture.
- Thomas: Motion to accept ARA for 9 Windblown envelope proposal. All in favor: Thomas, Amy, Natalya
- Will be getting hourly rates from engineers for that stage of the process.
- As soon as the engineer's report is done, we will have a meeting the next day to vote on moving forward.
- Balconies MUST be cleared for this to happen and all communication must be clear and quick and in advance of the work beginning.

4. Financials

- Financials are up to date. Took end of Thornhill's and added it to Dec. to make 2011 accurate
- As of August, we have not overspent
- Natalya would like to see the invoice for NAC. It's in the supplemental reports. Shannon will pull them for us. Natalya will send Shannon invoice numbers and Shannon will pull invoices.

5. Letter from Mike Neall

- 1805 #101—want to proceed with lawsuit, we say yes & follow his recommendations
- Before the situation even goes to Neall, there are 3 letters from Victory

6. FHA

- Received initial approval, and we have to increase the fidelity insurance coverage from \$567-\$700
- Authorization to move forward with the process: All in favor: Thomas, Amy & Natalya
- Will ask Jeff if he has notes from Sheldon ____ from Steinberg & Meyer.
- Shannon, please ask how to reduce our premium. Used to be in the \$20K range and is now in the \$60K range. Officers & directors coverage is deficient & faulty. They know where the problem is and it needs to be remedied.
- Had workman's comp insurance and need to cancel it in order to get FHA.

7. 11 Suntop T2

- 2 companies said that bathroom does not need to be done. NAC \$10, 191. FPG \$8578

8. 1800 #302

- Not a roof issue, it's a gutter & roof issue. NAC \$2500, RAM \$3200, FPG \$3625. Vote for NAC: Thomas, Alena (email), Amy

9. 1809 SML #T1

- 3 bids- replacing door & door jam that was damaged from a leak. Tomorrow via email after further investigation.

10. 1804 T1

- 3 bids: RAM, unanimous

11. 1807 wall in electrical room

- Coleman will inspect the necessity of the repair. 3 Bids NAC \$2995, FPG \$3150, RAM \$4900. 2 votes via email in favor of NAC: Alena & Thomas, Amy adds in favor, in person.

12. Brickman's tree removal approved via email

13. DRD already approved via email

14. Bids for audit

- Have 2 bids, can wait about 1-2 more bids then vote via email.

15. Requests to remove chimney fee

- People without chimneys we shouldn't have charged. Some say there was no work done. Reimburse for those w/o chimneys (once we confirm that there is no chimney)
- Need to get original contract from Alena to see the two amounts and discuss accordingly with complaining residents

16. Reimbursement for hot water heater, Stacy Hack. Approved.

17. 4 Longstream #102- waived because of proof that they paid American Equity.

OWNER ISSUES

** Alexander K. 1809 #203. Belief that NAC is a rip-off company

**Nancy Bonano- 9 Suntop #202 was cleaning in the utility area and lots of stuff was coming out, and it needs to be checked out & cleaned out because she's concerned that the chase is unsafe. Asked about assessments--budget meeting is next month and we can discuss assessments then.

Next Meeting Scheduled for Thursday, October 11.

Submitted by Secretary Amy Fink on Friday, September 13, 2012.