

Minutes of Board of Directors meeting – February 19, 2013

Called to order: 7:15 PM

In attendance: T. Girolamo, J. Silverman, T. Teglassy.
S. Irizarry
Chuck Lembach / Mac-Gray
Five unit owners

Minutes from Dec. and Jan. are not available. Shannon will contact Amy; November minutes were approved.

Chuck Lembach from Mac-Gray explained two proposals for a contract for laundry rooms. Motion to accept proposal to provide new washing machines (1 per building), recondition existing dryers, clean vent system at no charge, and maintain fees as they are. Passed unanimously.

Treasurer's report was not available. Total funds in all accounts approximately \$640,000.

A proposal was requested from Solas for additional lighting for island in Longstream parking lot, for triangle in front of 1800 Snow Meadow, and island on Suntop. Shannon will publish an update to community on progress of lighting work.

T. Teglassy will have Natalya Shelest's name removed from bank accounts since she is no longer a Board member.

Since Amy Fink has declined election to the Board due to residency requirements, a special election for a replacement is needed according to our attorney.

A new design for balcony walls at 9 Windblown is being formulated. Siding for the building was approved.

Motion to approve proposal from Alarm One to work with the fire marshal in bringing our buildings up to standard in areas of alarms, wiring, inspections, lighting, signage, and more was approved unanimously.

Motion to accept proposal from FPG to replace doors from unit balcony to escape stairwell (a unit owner responsibility) at a cost of \$1075 per door, and with a cap of \$75,000 for repairs surrounding the doors (an association responsibility) was unanimously approved. Door replacement is also mandated for any area in which gas is present, e.g., boiler rooms and laundry rooms. These are association responsibility. The unit owner's portion of the expense will initially be paid by the Association and will be billed back to each unit owner. Payment options will be discussed in the future.

The fire marshal's report specifies that the back stairwells be treated to retard fire. Unit main entry doors may need to be inspected to verify that they are self-closing. This is for future consideration.

Motion to approve ARA proposal for replacement of 1, 3, and 5 Suntop gutters was approved unanimously.

Motion to approve NAC proposal for drain and grading work at 1 Suntop was approved unanimously.

Motion to repair 1800 Snow Meadow roof and install 3 additional previously contracted solar water heaters at 5 Windblown, 9 Suntop, 4 Longstream, and a conventional water heater at 3 Suntop was unanimously approved.

Motion to replace interior lighting (ceiling lights and wall sconces) was approved. Six units with greatest need will be replaced: 3 Suntop, 6 Longstream, 5 Windblown, 1800, 1802, and 1809 Snow Meadow.

Motion to table discussion of repairs to 6 Longstream / 101 pending owner's determination of cause of damage was approved.

Repairs to 1802 /T1 Snow Meadow are awaiting another bid.

Motion was made to allow, in the case of a unit emergency, that the property manager will select from a bank of contractors, one contractor to prepare a proposal and to present it to the Board. If no response is forthcoming for 24 hours, management will proceed with the repairs.

This led to revisiting above item concerning repairs to 1802 / T1 Snow Meadow and a motion to proceed with repairs was made and approved unanimously.

Motion to deny unit owner's request for unit door repair reimbursement caused by police activity directed at his tenant was passed unanimously. Further discussion of this issue will not be entertained.

Note that Jeff Silverman is the management company's contact for purposes of snow removal.

Meeting was adjourned at 9:00 PM.

Respectfully submitted,
T. Girolamo