

Board of Directors Meeting Minutes: November 6, 2012 - 7pm

Attending: Board Members:

Thomas H. Teglassy, Natalya Shelest, Amy Fink

Call to Order: 7pm, Anshe Emunah

Board Reports:

Minutes from July, August, September: Natalya moves to accept minutes & all in favor

Treasurer report: nothing new to report, budget is in general management report

Discussions:

1. Banking Related

- Shannon received one PNC statement and hasn't received another since
- Shannon received signature card for Eastern Savings

2. NMG

- Received written warranty with 2 year warranty on Suntop and 1 year on the rest. Spot in front of 1805 wasn't fixed, but it was related to the concrete steps, not the parking lot. Vote: can we release final payment? Vote, in favor? Yes: Amy No: Natalya, Thomas
- Question as to whether or not the cracks were their fault and if there was one crack that was potentially structural.

3. Proposed 2013 Budget

- Shannon updated Thomas's document with the actual numbers that we've gotten up to this point
- Will adjust budget tomorrow after October #s are in, so they're actual through October
- Landscape contract, is it off? Actual is correct because contract was reduced after last year's budget was accepted.
- BGE number is off, so that will be adjusted for this year and for next year's budget
- Reserve contribution number needs to be a minimum of \$16,500, so the number can be adjusted as necessary in the misc. expenses

4. For mailing prior to general meeting

- Sending flyer re: sunrooms, candidate info, Alena's letter, 2013 meeting dates. Sunroom flyer needs to be updated with reason for why they won't be covered under the master policy.
- Motion to accept Alena's letter: Thomas, all in favor? Yes: Amy, Natalya, Thomas. Thomas will email it to Shannon
- Candidates: Mark Sagalovsky, 1 Windblown #101; Thomas, Amy & Natalya all nominated as well.

5. Building Envelope Engineer's report

- It's really a problem and needs to be addressed more. Several contractors said that there are more practical ways to solve the problem than what was proposed
- We will need to have another discussion after the work on 9 Windblown

6. Twin Ridge

- Will get check from Twin Ridge hopefully by end of the year

7. Site Lighting

- At October meeting: how did Shannon come up with the figures, she fixed that. Natalya asked for addresses where the LED in other communities. Their solution was to install a light, which they did.
- Move to vote on lighting proposals. Solas agreed in writing to fix concrete bases and poles as necessary included in the cost. Amy makes a motion to vote for Solas LED lighting system, for \$97,000 pending verification from Solas that yearly expense is accurate estimate and with a positive reference from another community: In favor? Amy, Jeff (via email), Thomas, Alena (over the phone). Opposed: Natalya.

8. Projects

- 1800 SM 201 – Exterior rotted wall at HVAC chase. Board needs to select vendor.
 - NAC \$5900
 - FPG \$5179
 - AM \$7025
 - Structural rotting in the casing of the HVAC units, causing mold in units below, structurally unsound. Motion to accept FPG? In favor? Amy, Natalya, Thomas, Jeff
- 13 SC – Broken windows. Board needs to select vendor. Thomas and Natalya recommend only doing part glass, cutting it and then covering it with wood. Highly recommended by Shannon not

to do that. Thomas said, what about removing the broken glass, then replacing it with a shorter piece and filling in the bottom half with wood.

- NAC \$2695
 - FPG \$2750
 - RAM \$4443
 - Natalya makes a motion to use FPG. In favor? Natalya, Thomas, Amy
- 9 SC 202 – Exterior rotted wall at HVAC chase. Board needs to select vendor. FPG is least expensive
 - FPG \$5375
 - AM \$7025
 - NAC \$6150
 - Structural rotting in the casing of the HVAC units, causing mold in units below, structurally unsound. Motion to accept FPG? In favor? Amy, Natalya, Thomas, Jeff
 - 9 Windblown
 - Notices this week to 9 Windblown to have everything removed from balconies, as construction will begin on exterior of building next week.

8. Email from Caryn Green

- Will have Sonny from NAC look at the small issues detailed in the email

9. NAC

- When Shannon talks to Diane, Diane said she'd put an introduction of the person on site in the buildings, so please ask her to do that. Ask her to please call Thomas about fixing his place.

10. Roof Leaks

- Many leaks reported since the last storm (Sandy). One is 11 Windblown, leaks in 301 and down. 1 Windblown as well- filed a claim (\$10,000 deductible)—there were 5 units that were gushing. A portion of the roof caved in. Insurance adjuster and NAC were in contact today and will be going into the units in 1 Windblown tomorrow.

11. Insurance

- We don't come up for renewal until February, she said that she can see a potential decrease, but we just filed a claim. If there isn't a decrease, it will go back out to bid. If there's any way to forgo portion of coverage of board members suing each other we'd save money. There's an uncertainty of whether or not we have that currently. Insurance agent says we do have it, and Thomas said we don't.

OWNER ISSUES

Mr. Block (1804 SML #102)- someone is using his storage unit. Decide to send a flyer to his building and post it saying it needs to be removed. If not removed in 30 days, it will be removed by management.

Next Meeting Scheduled for Tuesday, December 4.

Submitted by Secretary Amy Fink on