

## **Board of Directors**

Meeting Minutes: January 06, 2011

**Attending:** Natalya Shelest, Thomas H. Teglassy, Alena Zhurauliova, Marvyn Olansky, Jeff Silverman, Mike Case and George Panos

### **Agenda:**

1. Welcome to New Board
2. Election of Officers
3. Robertson updates
4. Discussion / invitation to Reserve Analysis Review Committee membership
5. Pending Unit Owner problems
6. Welcome Packet for new owners / tenants
7. Website
8. Natalya's undisclosed issues
9. Questions
10. Scheduling next meeting

#### **1. Welcome to New Board:**

The President of the Board, Mr. Thomas Teglassy welcomed a new member of the Board, Mr. Jeff Silverman.

#### **2. Election of Officers:**

Natalya Shelest – the President of the Board (4 votes)  
Thomas Teglassy – Vice President (4 votes)  
Marvyn Olansky – Treasure of the Board (4 votes)  
Alena Zhurauliova – Secretary (4 votes)  
Jeff Silverman – Member of Large (4 votes)

#### **3. Robertson Updates:**

Because of the holidays, activity has slowed down. Mike Case will check if correspondence has come from the Insurance company if they are accepting our claim towards Ms. Robertson. Also, we are waiting to hear from attorney Raine, as to whether we should institute the lawsuit against Ms. Robertson.

Thomas Teglassy will continue to work on this. All members agreed that if our insurance company will accept the claim and pay the amount, we will drop the lawsuit.

#### **4. Discussion/Invitation to Reserve Analysis Review Committee membership:**

Mike Case will send out the letter as an invitation from President of the Board to join the Committee.

#### **5. Pending Unit Owner Problems:**

- a) Light bulbs

- b) Mike Case has a list of plumbing issues
- c) Mice question. Mike Case is waiting for an answer from the company.
- d) Sogolovsky's wall. Inspection will be done after committee has been formed. Several companies came already to give their opinion.

**6. Welcome Packet for new owners/tenants**

Mike Case will bring 5 sets of the existing package to the next Board meeting, for our review. Everybody was agreed that it is a good idea to have such a package.

**7. Website:**

Mark's personal phone number is supposed to be removed from the website as it was discussed before Rockland Run hired him. In case of emergency Mark should handle calls: no one besides Thomas disagreed.

Jeff Silverman will be responsible for English version of the website and Alena Zhurauliova is responsible for Russian version.

**8. Natalya's Proposals:**

Natalya Shelest proposed a new Amendment to the By Law regarding the procedure of the election of the Members of the Board. All members of the Board were disagreed as her proposal would have represented a restriction in conflict with the State condo law.

Also, Natalya proposed to plant new bushes and flowers next to each entrance (front door).

In addition, she pointed out that every complaint from unit owners needs to go through the management company, and asked Mike Case to pay attention to each problem with an extra care.

She asked to inspect pool chairs now, so if we need to order new ones, we can get cheaper price because of the off-season.

Floor mat in the lobby at Longstream ct is ripped, and needs to be replaced, as should all floor mats.

Natalya proposed that we should transfer larger amounts to our reserve each month.

**9. Questions:**

- a) Pool. We got a proposal from the company that was serving us last year
- b) Swimming pool cover. Mike need to check pricing.
- c) Cracking in the pool needs to be inspected
- d) Fire stairs need to be cleaned: furniture, etc have to be put away.
- e) Cleaning company needs to be fired due to the cleaning person doesn't do his responsibility.

**10. Scheduling next meeting:**

All members of the Board agreed that meetings will take place every month on 1<sup>st</sup> Monday at 7pm.

I familiar and understand all information above (total of 1 page):

Natalya Shelest \_\_\_\_\_   /  /    
Signature

Thomas H.Teglassy \_\_\_\_\_   /  /    
Signature

Marvyn Olansky \_\_\_\_\_   /  /    
Signature

Jeff Silverman \_\_\_\_\_   /  /    
Signature

Alena Zhurauliova \_\_\_\_\_   /  /    
Signature