

Minutes / Special Meeting / March 19, 2013

Meeting called to order at 7:00 PM.

Attending: Alena Zhurauliova, Jeffrey Silverman, Thomas Teglassy, Tom Girolamo, Shannon Irizarry, homeowners.

Ballots for the election to the Board of Directors were submitted and while being tabulated an informal discussion was held concerning balcony repairs to 9 Windblown and fire doors for all balconies in the community.

Vote tabulation:

Dawn Fisher	41 votes
Natalya Shelest	7 votes
Naum Gilkis	65 votes.

The Special Meeting was adjourned at 8:10 PM

Minutes / Board Meeting / March 19, 2013

Meeting called to order at 8:11 PM.

Attending: Alena Zhurauliova, Jeffrey Silverman, Thomas Teglassy, Tom Girolamo, Shannon Irizarry, homeowners.

Naum Gilkis was seated as a Director.

Voting for officers:

Motion for Alena Zhurauliova to be President – 4 in favor / 1 against.

Motion for Jeffrey Silverman to be Vice-President – Unanimous in favor.

Motion for Thomas Teglassy to be Treasurer – Unanimous in favor.

Motion for Tom Girolamo to be Secretary – Unanimous in favor.

Motion for Naum Gilkis to be Member at Large – Unanimous in favor.

All motions passed.

Motion to approve minutes of February Board meeting – approved / 3 in favor / 2 abstentions. Passed.

Motion to accept Shannon's letter to unit owners concerning replacement of balcony fire doors – 3 in favor / 2 opposed. Passed.

Motion to obtain second opinion on responsibility for payment for replacement for balcony fire doors – Approved unanimously.

Motion to appoint Dawn Fisher to assist Board in communications – approved unanimously.

Motion to accept proposal from Alarm One for emergency lighting in front and rear stairwells as required by the fire marshal – Approved 3 vs. 2.

Motion to approve proposal from Rellek for annual maintenance for our gas delivery system – approved 4 vs.1.

Motion to procure dumpster for spring clean-up – approved 4vs.1 no response.

Motion to write off bad debt for \$4804.16 delinquency and to write off bad debt for delinquency of \$10791.56 approved – 4 in favor vs. 1 no response.

Motion to adjourn at 9:00 PM.