

Minutes of Board of Directors meeting – July 16, 2013

Called to order: 7:05 PM

In attendance: A. Zhurauliova, T. Girolamo, T. Teglassy, N. Gilkis
S. Irizarry
Eight unit owners

Motion to approve minutes of June meeting – 3 in favor, NG opposed; approved.

Treasurer's report – total of all accounts \$364,118.08. TT will consolidate a six-month budget analysis and a forecast for the rest of the year in order to look for savings to offset the expense incurred by the mandates of the fire marshal.

Management report: Project status report now includes “tabled” items. Proposal to keep expenditures to a minimum made by management. A repair will be made only if neglecting it would cause additional damage and/or expense, or presents danger or a potential liability. Any aesthetic or cosmetic repairs will be postponed until funding is more readily available. Restoration of units damaged by needed repairs will be performed.

Continued balcony repairs to 9 Windblown are on hold until the engineer responds to our attorney's letter requesting support in legal questions.

Motion to finish side of 9 Windblown where balconies have been repaired – approved unanimously.

Stairwell drywall schedule has been set and will be sent to all scheduled unit owners only.

Motion to approve BGE “critical supply” back up proposal for gas delivery – approved unanimously.

Discussion to postpone several unit repairs until an engineering decision is made as to necessity. Engineer will also be requested to investigate ice formation at 1 Windblown to determine cause and proper remedy.

Homeowner forum: Unit owner questioned the plans for completion of repairs at 9 Windblown that had been discussed and decided earlier in the meeting.

Respectfully submitted:

T. Girolamo