

Barclay Towers Condo Association  
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Board Meeting Minutes  
May 16, 2012

**Board Members in Attendance:** Gary Polikoff, President; James Dugan, Vice President; Dennis Halterman, Treasurer; Traci Burton, Secretary; Board Members: Joan Slagle, Margaret Rehman, Laura Humphreys

**Absent:** Board Member: Matt Johnson

**Management:** John Ross

**Legal Representative:** Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 7:32 pm.

**April Meeting Minutes:** Dennis motioned to accept the April 18, 2012 minutes, Jim and Margaret seconded and the motion was passed.

**Legal Update:** Gary Z. reported that one owner owns 11 units and is not paying the fees, assessments or mortgages. Gary will be getting 11 levies on the rent. There are other legal avenues that can be taken, such as foreclosure, but this will be discussed in executive session.

**Manager's Report:** *Money:* The gas was shut off for 18 hours last week due to an outstanding balance. Mo worked very hard with PSE&G to restore the gas as quickly as possible. There is a new credit manager at PSE&G and we have a plan to catch up with that bill. The worst is over for now. To satisfy PSE&G, \$45,000 in funding allocated for other vendors and advance condo fee payments made by some owners went to PSE&G. Condo fees pay bills and letters went to owners who have a balance due in an effort to receive monies owed. No special assessments at this time. Planned cutbacks: pool will not open, security guard hours cut back. *AC:* Systems 1&2 are low on gas and #2 is low on oil. The company is working with us and the AC should be on by Friday. *-01 Pipe:* Does not work. Will cost \$30,000 to fix and \$10,000 to fix the walls. Bought \$150 AC units for the small bedrooms in these units. *Miscellaneous:* No leaks on 15<sup>th</sup> floor. No major fixings needed.

**Questions from Owners:** #802 asked if others saw an increase in their real estate taxes. She was advised to contest the fees and though she missed the April 30 deadline, to start the process now for next year.

#1203 asked about doing background checks on owners; legally that cannot be done.

**Conclusion:** At 8:04 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday June 20, 2012 at 7:30p.