

Barclay Towers Condo Association
www.barclaytowers.org
info@barclaytowers.org
Board Meeting Minutes
July 18, 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, Matt Johnson

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

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

May Meeting Minutes: Dennis motioned to accept the May 16, 2012 minutes, Laura seconded and the motion was passed.

Legal Update: Gary Z. presented the board with two resolutions on which to vote. The first addresses tenant conduct in section 8 units. With this Resolution, all leases for rental units must contain the HUD Section 8 Addendum. It also outlines what can happen should there be failure to comply with the Resolution. The board requested copies of the Resolution for review and will vote on it next month.

The second Resolution addresses the owner who has not paid any fees on his eleven units and prosecuting the Association's claim in Bankruptcy Court. Jim motioned to accept the Resolution, Laura seconded and it was unanimously passed.

Manager's Report: *AT&T:* is installing a new antenna on the roof that will result in \$10,000 yearly income for the building for twenty years. Because they showed with the crane without notice, in order to start working they paid a \$5,000 advance on our income. In addition, #1410 has water damage due to the lintels so AT&T will be caulking that line of windows all the way down for free. *Laundry:* Somebody has been stealing loads of laundry. There has also been flooding due to the washers popping open. *News Broadcast:* The owner not paying association fees on 11 units was featured on the news. He stated in a phone conversation last week that he has no inclination of paying. As a result of the broadcast, a few owners have paid at least some of what they owe to an approximate total of \$15,000. *Miscellaneous:* The front foyer will be retiled and carpeted on Monday. The new tenant in #1006 went to a party on Friday and drowned in their pool; it is the owner's issue to handle.

Questions from Owners: The owner of #'s 1511, 806 and 506 asked if metering each unit has been considered. A discussion ensued and the owner agreed to report back with any grant and other pertinent information. The board stated that we cannot get financing and as a result we cannot say yes now, but it is something to be considered. #1004 stated that if metering is being considered, it is also the time to consider the original wiring and fixing the system.

#1004 asked if the resolutions discussed during the legal report get us around any bankruptcy proceedings. The resolution forecloses possible arguments but does not affect the current procedures.

#407 asked if anyone has cold water. Our tap water is at the mercy of the town; we do not chill it.

Conclusion: At 8:07 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday August 15, 2012 at 7:30p.