

Barclay Towers Condo Association
www.barclaytowers.org
info@barclaytowers.org
Board Meeting Minutes
August 15, 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

Dennis Halterman called the meeting to order at 7:33 pm.

July Meeting Minutes: Laura motioned to accept the July 18, 2012 minutes, Joan seconded and the motion was passed.

Legal Update: Dennis motioned to accept the Section 8 Housing lease addendum presented last month, Joan seconded, motion passed and the addendum adopted.

Gary Z. explained that two individuals that own a number of properties have filed for Chapter 13 Bankruptcy, but in light of the amount of real estate owned it will be transferred to Chapter 11. A motion has been filed for Relief from Stay.

Manager's Report: *AT&T:* are finishing their work on the roof, which will result in an additional \$750 a month income. *Air Conditioning:* Goldner is installing a new motor next week for free. There will be no cost due to the recent installation of the wrong motor and the issues stemming from that. *Front Lobby:* was retiled and carpeted; Niko and Tommy did the work. *Unit Inspections:* township inspected 7 units. The violations are so extensive that it will be about a week before the owner gets the report. If the owner does not fix the problems, he will not be issued a CO and the tenants will have to move out. *Maureen:* came back to work today for four hours.

Questions from Owners: #407 is requesting a window air conditioner for her bedroom. She has one in her front room. John explained that the -01 and -07 lines do not work so the association purchased window AC units for the 4 or 5 residents who requested them. The AC units are temporary until the lines are fixed, which will cost \$33,000 for each of the four lines. The units will be removed on or around Oct. 15, when the building AC is shut off. The owner stated window AC units are on clearance at Target for \$80. The board approved a second unit for her. (It was noted that more than 4 or 5 window units exist and these were installed against association rules as the owner found it more cost effective than fixing the seasonal ac/heating units in these domiciles.)

The owner of units 305, 705 and 1006 asked if the resolution about the Section 8 addendum passed this evening could be distributed to all unit owners. His point being that if resolutions such as this are passed, unbeknownst to the owners, the owners may act in violation of the rules as a result. Gary Z. said that the information can be passed along.

The owner of units 305, 705 and 1006 expressed concern over the owner of 11 units who is not paying and being given a heads up as to any special assessments that may stem from this. He suggested publicly posting those who are delinquent. Gary Z. does not recommend this due to privacy issues.

The owner of units 305, 705 and 1006 asked how the association is dealing with the tax re-evaluations. It was explained that this is not an association function but an individual matter.

Conclusion: At 8:04 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday September 19, 2012 at 7:30p.