

Barclay Towers Condo Association
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Annual Meeting and Election Minutes
January 18, 2012

Board Members in Attendance: Gary Polikoff, President; Dennis Halterman, Treasurer; Traci Burton, Secretary; Board Members: Laura Humphreys, Matt Johnson, Joan Slagle

Absent: James Dugan, Vice President; Margaret Rehman, Board Member

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 7:31 pm.

November Meeting Minutes: Dennis motioned to accept the November 16, 2011 minutes, Laura seconded and the motion was passed.

Announcements: Gary P. explained that we will continue the Annual Meeting and Election for one more month as we do not yet have a quorum. We have a total thus far of 8 or 9 ballots. A sign will be posted on the office door that ballots are available. Should we not have a quorum, the board has the authority to fill the vacancy.

Legal Update: The collections continue. Goldman wants payment but has not completed the job on the heating system. Minimal police activity and none where the association is concerned.

Manager's Report: *Lobby:* will be started next week. *Heater:* is working. *Energy Bill:* with gas prices at an all time low, John is looking forward to seeing the next energy bill. *Moe:* did a great job during John's absence. *Roof:* fixed and we are now ready to fix the ceilings on the 15th floor. *Snow:* we're ready for it! Have salt in the basement. *Dan:* doing a great job and working out well. *Sewage:* the lines need to be cleaned out as a result from grease being poured down the sink drains. It costs \$600-\$700/line and we have 14 main lines and 8 smaller ones. It's on our to-do list. *Alternative Financing:* TD is not lending to condos now. We need \$163,000 to fix the cracks in the building, 4 of 23 risers are yet to be fixed and the front door is broken again.

Questions from Owners: #407 asked about the banging bracket. It is on the list and we may need a new sewer pump. Quotes are out.

#1004 asked which unit on the 11th floor had the recent police activity. The unit number was confirmed.

Conclusion: At 7:55pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday February 15, 2012 at 7:30 pm.