

Barclay Towers Condo Association
www.barclaytowers.org
info@barclaytowers.org
Board Meeting Minutes
September 19, 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.

August Meeting Minutes: Dennis motioned to accept the August 15, 2012 minutes, Matt and Laura seconded and the motion was passed.

Legal Update: Gary Z. relayed that the HUD Section 8 resolution is not yet signed because an exhibit needs to be attached. Once that is done, it will be signed and shared.

Manager's Report: *Hot water:* a tank recently blew and will cost \$2,000 to replace. Because we do not have the money now, it was capped and we are operating on two tanks. *Air Conditioning:* Goldner replaced the motor at no cost to us, and still owes us \$16,000 in work. Tomorrow the AC will be turned off and the -01 and -07 units must remove the window units by Monday or John and Danny will remove them. *Risers and inspection:* One unit complained to the town about the lack of AC. John explained to the town reps the riser situation and that the -01 and -07 units were offered window AC units to compensate and this resident did not request one. The -01 and -07 units will be offered heaters to compensate once the heat is turned on. The residents must request a heater. The risers will cost \$45,000 to replace. We are postponing a special assessment as long as possible. *Finances:* Maureen and Nikko were let go due to financial concerns. The elevator bill was paid because one owner paid association fees in advance to cover the bill. We have not heard from PSE&G; we have been able to pay our bill and the additional \$5,000/month. We had to pay the \$19,000 insurance bill so this will be a tight month. *Roof:* work is done, as is the antenna work. AT&T continues to pay \$3,000 roof rent and condo fees. The \$720/month income will start next August as this year was paid up front.

Questions from Owners: The owner of units 305, 705 and 1006 asked how much we owe PSE&G. We owe \$45,000.

The owner of units 305, 705 and 1006 raised the discrepancy between the August meeting minutes noting the risers will cost \$33,000 to fix and tonight where \$45,000 was reported. The \$45,000 includes the cost of the risers as well as the necessary repairs to the walls.

The owner of units 305, 705 and 1006 asked about the monies awarded on a 2010 bankruptcy judgment. Gary Z. explained that we also have judgments from 2011 and 2012, as well as levies in place. A discussion then ensued with the owner requesting an accounting of how

much was received from these judgments and levies, and he does not understand why we cannot collect. He also feels we need to go after the owners who are not paying. Gary P., Jim and Dennis stated that there is no breakdown of these receivables, this subject is discussed at each board meeting and has been for the past several years, and the last alternative will be special assessments.

The owner of units 305, 705 and 1006 asked about the stay relief motion and that will be heard on Monday. It had been rescheduled due to the Rosh Hashanah holiday.

#802 asked about the work on the risers and was informed that hers is already done.

Conclusion: At 7:59 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday October 17, 2012 at 7:30p.