

Barclay Towers Condo Association
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Annual Meeting and Election Minutes
February 15, 2012

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

Absent: James Dugan, Vice President; Board Member Laura Humphreys

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

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

January Meeting Minutes: Dennis motioned to accept the January 18, 2012 minutes, Matt seconded and the motion was passed.

Announcements: Gary P. explained that the Annual meeting will be extended for one more month and that this is the last extension. There still is not a quorum and no more ballots had been received. A sign was not posted on the office door, but Moe made a note to do that. It was suggested having ballots available in the lobby; all votes are due by Wednesday March 21, 2012.

Legal Update: Gary Z. reported that the collections continue. Because of the recent passing of the Section 8 resident, Gary wants to look into the HUD lease requirements and drawing up a lease based on these requirements for future Barclay Towers Section 8 residents. HUD requirements are more stringent than the State's. The question was raised if the landlords could refuse the lease and Gary will look into that. Another question raised was if the drugs found in the bushes this past Thursday could result in a fine; this is a topic that will be under consideration during Executive Session.

Manager's Report: *Risers:* only 4 left to be done. *Roof:* no leaks, though #1511 may have a tiny leak. *Unit 1006:* resident passed away this past Thursday. *Collections:* are up. *Basement:* Sewer pump will be fixed next week. There is a leak in one of the water pipes. Signs will be posted so residents can stock water for when the building's supply is turned off while the leak is fixed. *Heat:* will be turned off the next five days between 9a –

5p. *Building maintenance:* The gum on the 12th floor resident doors is being removed and the doors patched. We want to have a written agreement before the work in the lobby begins. Starting next week other building touch-ups will begin (fix holes, new doors, etc).
Fire: The evening of Feb. 7, a cigarette or cigar was thrown down the chute and smoldered, filling the building with smoke. John and Nikko secured the situation, impressing the fire department when they arrived.

Questions from Owners: #802 inquired as to which insurance companies various owners had and a brief conversation ensued.

#602 asked who is able to access the key cabinet. John, Moe and Nikko can access the cabinet.

Dennis asked about the lobby. We do not have an exact date when the work will start.

Margaret reported a fire door that did not open and John will look into it.

Conclusion: At 7:57 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday March 21, 2012 at 7:30p.