

Barclay Towers Condo Association
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Board Meeting Minutes
April 17, 2013

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

Absent: Board Member Laura Humphreys

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 7:33 pm.

February 2103 Meeting Minutes: Matt motioned to accept the February 20, 2013 minutes with the proposed correction, Joan seconded and the motion was passed.

Legal Update: Gary Z. reported that he will be in court on 4.18.13 for the eviction action on #1109. There are a couple of units that are being foreclosed upon and if the association is going act as power of attorney and rent the units, the association needs to be insured. Gary is still working on the 11 motions for rent receiver.

Manager's Report: *Risers:* The walls in the -07 units have been taken out and beginning on 4.22.13 the pipes will be removed with the new pipes going in starting on 4.29.13. Two weeks after that the walls will be replaced. *Parking Lot:* The insurance company says we have to fix it by the end of the month and it will cost \$5,000. K-Line Construction has worked in the building in the past and will be doing the lot; they will allow us to pay in two installments of \$2,500. *Heat & AC:* The heat can be available until about 5.10.13, when the system will be switched over to the AC for a 5.15.13 turn-on. The company was here ensuring the AC will be ready by that date. *Pool:* The insurance company stated we need an automatic close on the gate. We are looking to open the pool this year, the pool guard is lined up and the cost will be \$75 per person for those in good standing. *Elevators:* The freight elevator door moves real slow from time to time. We still owe Gold quite a bit of money and are slowly catching up. *Security Cameras:* Matt and Danny worked to install the cameras and thus far two garbage dumping incidents were caught on tape. *Pipe Leak:* Pipes in #1405 are leaking into #1205, who may have to sue the Township and Barclay Towers to resolve the issue. #1405 is one of Klein's units.

Questions from Owners: There were no questions but #802 did update us on her search for a new insurance company.

Conclusion: At 7:53 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday May 15, 2013 at 7:30p.