

Barclay Towers Condo Association
www.barclaytowers.org
info@barclaytowers.org
Board Meeting Minutes
January 23, 2013

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

Absent: James Dugan, Vice President; Board Members: Laura Humphreys, Matt Johnson

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 7:45 pm.

September and October 2012 Meeting Minutes: Dennis motioned to accept both sets of minutes, Margaret seconded and the motion was passed. (There was no meeting in November or December 2012.)

Legal Update: No report.

Manager's Report: *Financial Pressure:* John stated that money is now coming in as people are paying their condo fees as well as the special assessment. A delinquent owner paid \$17,000 last month and is now current. We've been able to make dents in the amounts owed to various vendors, if not pay in full. *PSE&G:* is paid in full and we will owe them \$18,000 by Feb. 15. *Roof:* is not leaking and we will continue with this vendor should future need arise. *Basement:* The state was back. The basement has to be cleaned and one old burner needs to be wrapped because of asbestos. The cleaning will cost \$1,600. *Heat:* Right now the heater is stressed due to the extreme cold. Everybody has their heat on and only the first floor is cold. *Vacation Time:* John will be taking two weeks vacation for his birthday (end of April into May) and that will be it for the year. *Risers:* The -01 line need to be fixed by May when the AC is turned on. This is due to Section 8 housing on this line (1 unit). It is going to cost \$40,000 to fix and \$54,000 has been budgeted as the walls need to be put back up, as well. There are four risers in total that need fixing (2 -01 lines, 1 -06 and 1 -07 line). *Miscellaneous:* John is looking to open the pool this year. Current budget based on taking in \$70,000/month. A sensor is needed for the parking lot lights. Now that we are current with PSE&G, we can tend to

this issue - which will happen by the next meeting. Matt Johnson will have the security cameras up next month. Matt and Vlad will work together to get the system up and running again.

Questions from Owners: #1009 suggested having assigned parking spaces or parking tags, with visitor passes available when necessary. Cars parked without credentials will be towed, which will mean about \$200 per tow for the building. Gary Z. explained that there needs to be a provision in the master deed stating that privileges can be suspended if an owner is delinquent. He also stated that we'll need good controls to enforce this and asked if we have that capability. Gary. Z will review the documents by the next meeting. #1009 volunteered to go door to door to get the necessary 67% (quorum) signatures, if need be.

Conclusion: At 8:10 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday February 20, 2013 at 7:30p.