

Barclay Towers Condo Association  
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Board Meeting Minutes  
February 20, 2013

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

**Absent:** Board Members: Laura Humphreys, Margaret Rehman,

**Management:** John Ross

**Legal Representative:** Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 7:36 pm.

**January 2013 Meeting Minutes:** Dennis motioned to accept the January 2013 minutes, Matt seconded and the motion was passed.

**Legal Update:** Gary Z. informed us that the Klein and Dershowitz bankruptcy was switched to a Chapter 7. They will abandon the estate, which will then be liquidated enabling the creditors to collect. Gary has the applications to file for a rent receiver on the units. Gary did not have opportunity to review the documents related to the assigned parking suggestion from last month.

**Manager's Report:** *Collections:* We are collecting \$76-78,000 a month and the bills are current. The roof vendor will be paid in full this month. We've had to do several slow pays, but we are catching up on all our bills. The special assessment played a large part in our ability to catch up. *PSE&G:* We owe \$1,000 for last month's bill. We have a new electric company and we will be moving to a new gas company taking us away from PSE&G. *Risers:* The -07 line is to be fixed in April. AC and heating units have been given to the units on this line. *Basement:* The asbestos was cleaned up, the state did a re-inspection and we passed. *Water:* A building valve was broken when a resident on the 9th floor attempted to do their own plumbing. As a result, 28 units did not have water for a day. It was a building valve so the building had to pay. *Drug Raid:* A unit on the 11th floor was raided and 5lbs. of marijuana was found. The landlord is considering eviction of the tenants. *Budget:* The budget was put together factoring in those owners who are grossly delinquent.

**Questions from Owners:** #802 asked for advice on companies offering renters insurance. She currently has All State and Gary Z. suggested State Farm.

#802 asked for clarification on the tax evaluation. She should have received a letter and if she did not, she is to call the Township.

#1006 asked what percentage of the special assessment was paid. It was explained that those who pay are paying, if not paid in full already. Those who do not pay are not. Those who are not paying are having the assessment added to their debt.

#1006 asked about the intercom, emergency lockbox and the guards. This inquiry stems from the fact that his unit failed for the intercom system. Matt instructed the owner to ask the tenant if she has a Verizon landline; if so, get the number to give to Matt to enter into the system.

#802 asked if the e-mail she sent through the BTCA website reached the webmaster. It did, but Matt had not yet had opportunity to print it out to leave for John. John pulled it up right then and she asked about the insurance company, which was already addressed.

#1006 asked about the elections and was informed that the next annual meeting will be in September.

**Conclusion:** At 8:11 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday March 20, 2013 at 7:30p.