

Barclay Towers Condo Association
www.barclaytowers.org
info@barclaytowers.org
Board Meeting Minutes
August 21, 2013

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

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 7:30 pm.

July 2103 Meeting Minutes: Dennis motioned to accept the July 24, 2013 minutes, Matt seconded and the motion was passed.

Announcement: The Annual Meeting and Election will be on Sunday November 10, 2013 at 11a. Owners will receive a letter requesting that any interested in running for a seat on the board to submit their resume by September 21, 2013. A ballot will then be made, distributed and due back by November 9, 2013. Any owners in good standing as of October 31, 2013 can vote - "in good standing" means having a zero balance due on October 31, 2013.

Legal Update: We have an order of Rent Receiver on four of the Kline units and will have the fifth on Monday. The six Dershowitz units are scheduled for the end of October. #504 is vacant and will cost \$5,000 to return it to CO condition to rent. The Association received a notice from the City of Philadelphia for failing to reconcile the wage tax. We responded that we are non-profit and our two employees live in Cherry Hill, NJ.

Manager's Report: *Letter:* #1510 submitted a letter to the board, which was read by the members. The roof will be fixed. *Elevators:* We owe \$12,000 to the elevator company and they are running but with minor complications. *Payables:* Payables are going down. Going into the New Year we will be able to save \$40,000 - \$50,000. *PSE&G:* We owe \$30,000. With the new power company, the bill for the hottest month of the year was only \$26,000. *Security Cameras:* To have cameras on each floor, as we are a cement building, we would need hardware on each floor. *Entry System:* Matt is working on the entry system and has gone as far as he can with it. He discovered that the calling system and the actual entry buzz-in system are not communicating. Someone would need to come in to work on it and it is not certain that the systems are compatible. *Miscellaneous:* We received a leasing check from SMR and will be getting \$3,950/month. Pool opened at a break even, but is at risk of closing as some are abusing the privilege. Units 301, 703, 908 and 1101 sold. Police came out for a few incidents – fights, other behavioral issues. Letters went out to those who did not pay the assessment and there have been a few responses.

Questions from Owners: #1006 asked about what the bylaws say in terms of the elections. Gary Z. will review the bylaws and see that we are following in accordance.

#1006 requested a list of the owners in good standing. We cannot provide the names and financials, but Gary Z. will review the bylaws on this and follow up with #1006.

#1006 asked about special assessing the \$5,000 to fix #504. There will be no special assessment for this.

#1006 inquired to the amount of money paid in late fees and why we do not have a positive cash flow. An animated argument then ensued.

#1006 wants a full set of financials. They will be made available to him.

Conclusion: At 8:15 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday September 18, 2013 at 7:30p.