

Barclay Towers Condo Association  
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Board Meeting Minutes  
July 24, 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

**Absent:** Board Member Margaret Rehman

**Management:** John Ross

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

Gary Polikoff called the meeting to order at 7:40 pm.

**June 2103 Meeting Minutes:** Dennis motioned to accept the June 19, 2013 minutes, Laura seconded and the motion was passed.

**Legal Update:** John reported that charges were filed against William and Lucille King. Mr. King was caught on camera dumping mouse carcasses in the lobby. Thus far no charges have been pressed. John also reported that he will go to court on Friday with regard to taking possession of the 5 Kline units. The tenants of these units will be served with leases and instructions on where to send the rent going forward. In October we will be going after the 6 Dershowitz units.

**Manager's Report:** *AC:* The heat wave has broken so the system is not being taxed and our units should feel cooler. *Pool:* The pool was opened and a lifeguard from the 14th floor has volunteered to assume those duties. The pool is in need of paint, tile work, and signage. It is open at a break-even situation. We've had an incident already where kids jumped the fence to swim. *Landscapers:* The landscapers live in the building and are doing a good job. *Mailboxes:* About 6 residents reported their mailboxes have been broken into. There is evidence supporting that and a new camera has been installed aimed at the bank of mailboxes. *Miscellaneous:* #1506 sold for \$20,000. Verizon has called several residents stating they need to come and remove the copper wiring, which would result in forcing the residents to switch to Fios. Verizon wired the building with Fios a couple years ago and DO NOT need to remove any wiring.

**Questions from Owners:** #602 voiced several concerns: she called John for help in identifying a noise she heard in her unit, did not like the way John spoke to her, and she wanted to make sure we knew she paid Danny \$25 for the job he did for her. Gary responded by informing her that at the time of her call, John was handling an emergency. Gary continued by stating that John needs to clearly communicate what is going on and we all need to remember that one man is doing it all. She requested Danny's number and John gave it to her.

**Conclusion:** At 8:02 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday August 21, 2013 at 7:30p.