

Barclay Towers Condo Association  
www.barclaytowers.org  
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Board Meeting Minutes  
October 16, 2013

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

**Management:** John Ross

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

Gary Polikoff called the meeting to order at 7:31 pm.

**September 2103 Meeting Minutes:** Jim motioned to accept the September 18, 2013 minutes. Joan seconded and the motion was passed.

**Announcement:** The Annual Meeting and Election ballots have been sent to the owners who are non-residents and a notice will be posted in the building informing resident owners that ballots are available in the office. About 50 – 60% of the owners will be in good standing (having a zero balance due as of October 31, 2013) and those in good standing are eligible to vote. A quorum is needed for the vote to be legal.

**Legal Update:** No Report.

**Manager's Report:** *Sewer Pump:* The sewer pump shorted and caught fire due to faulty wiring. The new pump costs \$13,000 and the second (which will be installed above ground) will cost \$7,000. We collected the insurance money rather than it going directly to the contractor. #1004's father will be hired to fix the floor in the basement. *Miscellaneous:* PSE&G has been paid off from the cash flow from the insurance check as the contractors do not need to be paid immediately. Nine broken-down cars in the parking lot were ticketed and towed; the white van will be towed in the near future.

**Questions from Owners:** No questions.

**Conclusion:** At 7:43 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Sunday November 10, 2013 at 11a in the lobby.