

Barclay Towers Condo Association
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Board Meeting Minutes
June 19, 2013

Board Members in Attendance: Gary Polikoff, President; Traci Burton, Secretary; Board Members: Joan Slagle, Laura Humpreys, Matt Johnson

Absent: James Dugan, Vice President; Dennis Halterman, Treasurer; Board Member Margaret Rehman

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

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

May 2103 Meeting Minutes: Matt motioned to accept the May 15, 2013 minutes, Laura seconded and the motion was passed.

Legal Update: The rent receiver for the five Kline units is scheduled for July and once we have the order, it will be delivered to the five renters. Dershowitz has just been served for the six units. Foreclosure actions have begun on the two Papazaharias units. The sheriff in California could not serve her, and her cell phone number is no longer active.

Manager's Report: *Risers:* The -07 line is done and the walls will be done next week. The inspector is satisfied. *Elevators:* We received \$23,500 from the insurance company. The motor was damaged during the fire. By Monday the freight elevator will be back up and running. *AC:* The AC is running on one motor this season and a new chiller is needed on the roof. The cost to replace the chiller is \$70,000 – \$80,000 and we should be able to do that next year. *Shrubs:* Due to a complaint, #1106 and 801 volunteered and cut back the shrubs and we were not fined. *Pool:* Will not open as we owed a \$4,100 fine on the eleven Kline units that did not pass inspection. The inspection was three years ago. *Receivables:* Money is coming in and bills are going down. *PSE&G:* We still owe \$10,000 and will be caught up at the end of August. *Foreclosure Units:* #1412 was taken over by the bank, #1502 has been sold and #1109 is paying the sheriff \$1,200 a month.

Questions from Owners: There were no questions.

Conclusion: At 8:01 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday July 17, 2013 at 7:30p.