

Barclay Towers Condo Association
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Annual Election and Board Meeting Minutes
November 10, 2013

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

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 10:41am.

October 2103 Meeting Minutes: Dennis motioned to accept the October 16, 2013 minutes. Joan and Laura seconded and the motion was passed.

Election: There are 9 members on the board of directors, each serving a 3 year term. Every year three board members are up for reelection and this year Joan Slagle, Dennis Halterman and Laura Humphreys are up for reelection. The election has been discussed since August and nominations were solicited over a 30 day period. There is a write-in spot on the ballot for any owners in good standing as of October 31, 2013, and only those owners in good standing are eligible to vote. A quorum is required and of the approximate 100 eligible voters, a quorum is met with 50 eligible votes. As a quorum was not met today, the annual meeting will adjourn until January 2014, extending the voting period, in an attempt to make a quorum. Results will be announced at the next meeting on January 15, 2014.

Legal Update: Gary Z. reported that we now have rent receivers on all 11 Klein units. Most of these units are in bad shape, but Klein is officially out of the building. Gary explained that, based on arguments Klein is making in court, the next legal battle will be to determine when Klein went "back on the meter."

Manager's Report: *Sewer Pumps:* Both were replaced, costing \$18,000 and \$13,000, there's a new flow system, wiring and an alarm system. *Hot Water:* Hutchinson initially used old parts from one of the motors to fix another. We are not paying for that job. The problem is now fixed and we should be good for the next 10 years. *Fire:* The fire was in #901 and affected all units on that side of the building down to the first floor. So much water was used to extinguish the blaze that it flowed out of the unit, down the hall, down the stairwell and out the exit door on the first floor. One claims adjuster will be working with both the building's insurance company and 901's insurance company. All damage and claims related to this incident will be covered. *Klein Units:* We have possession of all 11 units. 3 units are paying and will be permitted to stay. Those who are not paying will be issued eviction notices in December and will have until the end of January to vacate. The plan is that in 6 to 7 months the units will be livable and ready to rent. *Miscellaneous Financials:* The elevator company has been paid in full. \$20,000 was paid to PSE&G as a majority of the money went to the plumbers. Heating bill is expected to be about \$13,000.

Questions from Owners: #1001 had questions with regards to damage done as a result of the fire and John replied that the insurance company will take care of all claims related to the fire. With specific regard to 1001's door, that should be taken care of by next week.

#1001 asked about replacing the carpet on the other side of the building and on all floors, in general. They will eventually be done as finances allow.

Conclusion: At 11:29 am the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday January 15, 2014 at 7:30 pm.