

Barclay Towers Condo Association  
www.barclaytowers.org  
info@barclaytowers.org  
Board Meeting Minutes  
January 16, 2019

**Board Members in Attendance:** Gary Polikoff, President; James Dugan, Vice President; Traci Burton, Secretary; Board Members: Joan Slagle, Matt Johnson

**Absent:** Board Members Laura Humphreys and Margaret Rehman

**Management:** John Ross

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

Gary Polikoff called the meeting to order at 7:38p.

**June 2018 Meeting Minutes:** June 20, 2018 is the most recent meeting held. July and August meetings were canceled, there was not a quorum at the September and October meetings, the November meeting was canceled, and the Board does not meet in December. The June 2018 minutes are to be reviewed and approved during February's meeting.

**Legal Update:** Given during executive session.

**Manager's Report:** *Board Elections:* Elections will be held on Saturday March 16, 2019 at 10a in the Barclay Towers lobby. Each member of the Board is up for re-election as there has not been a vote in several years, having not met the necessary quorum. 50% of eligible voters need to vote in order for this quorum to be met. Ballots will be sent out within the next few weeks featuring those who have submitted their interest in running for a spot on the board. *Heating and Cooling:* The heat is working well. John is currently collecting quotes to have the chiller replaced for the cooling system. Budgeting options were discussed. *Miscellaneous:* Units 604 & 213 are in foreclosure. The elevators and parking lot are ok. The pests are very much under control.

**Questions from Owners:** None.

**Conclusion:** At 8:13p the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday February 20, 2019 at 7:30 pm in the office.

Barclay Towers Condo Association  
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Board Meeting Minutes  
May 15, 2019

**Board Members in Attendance:** Gary Polikoff, Joan Slagle, Matt Johnson, Margaret Rehman, Chao Lin, Reiling Chang

**Absent:** Bob Stankard, Jim Dugan

**Management:** John Ross

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

The meeting was called to order at 7:31pm.

**Agenda:**

1. Approve minutes
2. Legal Report
3. Building Report
4. Questions from owners
5. Executive Session

**Meeting Minutes:** A quorum was met. Minutes were read and approved.

**Legal Report:** Plumbing lawsuit, pumps during a recent project were not properly repaired which caused additional expenses to the building. Roof litigation continues after postponement. Foreclosures were discussed.

**Building Report:** *Repairs:* Riser in 06 line and 1406 leak in ceiling. Cost to repair is \$45,000 for pipe and \$15,000 for walls. *Danny:* Danny resigned from his building maintenance position. Some of his tasks can be done by Saeed. *Security:* The association requires access to 100% of keys for entry to units as per by-laws. No recent police activity. Guards hours have been increased and a plan to increase surveillance camera coverage is in motion. *A/C:* May 16<sup>th</sup>. *Pool:* Costs of repairs are \$300,000 to \$600,000. Do not have a date for opening. *Fire:* May 11<sup>th</sup>, on first floor, was contained, had smoke damage.

**Questions from Owners:** Unit 309 asked questions about the recent annual election. She also asked about the potential opening of the pool. She asked questions regarding the association's non-profit status.  
Owners from: Unit 311, Unit 502

**Executive Session:** Nominations were made for The Board as follows:

Gary Polikoff – President

Matt Johnson – Vice President

Joan Slagle – Secretary

James Dugan – Treasurer

**Conclusion:** At 9:01p the meeting was adjourned. The minutes were recorded by Joan Slagle. The next meeting will be Sunday June 16, 2019.

Barclay Towers Condo Association  
1200 Rt. 70 Cherry Hill NJ 08034  
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Board Meeting Minutes  
August 21, 2019

**Board Members in Attendance:** Gary Polikoff, Joan Slagle, Matt Johnson, Margaret Rehman, Chou Lin, Jim Dugan

**Absent:** Jordanis Emgouis, Re Ling

**Management:** John Ross

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

The meeting was called to order.

**Meeting Minutes**

A quorum was met. Minutes were read and approved.

**Building Report** (John Ross)

AC working very well

New inspection policy saves \$3500

Fans on roof replaced

2 more risers to replace at \$30k each (2020)

State inspection in September for all units and building

Repair balcony overhangs on 15<sup>th</sup> floor

Outside lights repaired with LED

Encroaching ivy removed from neighbor's property

**Legal** (Gary Zangerle)

Roof: Litigation is ongoing to resolve the roof matter

Collections: 604 foreclosure (\$37K) and 213 tax lien sale (capital contribution)

**Questions from Owners:**

No owners present, no questions

**Executive Session**

**Conclusion:** The meeting was adjourned at 8:50

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Board Meeting Minutes  
September 18, 2019

**Board Members in Attendance:** Gary Polikoff, Joan Slagle, Matt Johnson, Margaret Rehman, Chou Lin

**Absent:** R. Chang, B. Stankard

**Management:** John Ross

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

The meeting was called to order.

**Meeting Minutes**

A quorum was met. Minutes were read and approved.

**Building Report** (John Ross)

New parking lot lights

Fans on roof repaired and working

Need doors on trash chute (automatic closing doors = \$400 each)

State inspection pending

Saeed covering some of Danny's work, no new employee needed at this time

Repair balcony overhangs for State inspection

Pest control going well, few incidents reported

**Legal** (Gary Zangerle)

**Questions from Owners:**

No questions

**Executive Session**

Next meeting Oct. 16

The meeting was adjourned at 8:20

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Board Meeting Minutes  
November 13, 2019

**Board Members in Attendance:** Gary Polikoff, Joan Slagle, Matt Johnson, Jim Dugan, Chao Lin

**Absent:** Margaret Rehman

**Management:** John Ross

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

The meeting was called to order at 7:30pm.

**Meeting Minutes**

A quorum was met. Minutes were read and approved.

**Building Report** (John Ross)

New trash area: Cherry Hill township required us to undertake renovations - concrete area, fence for dumpster, clear trees and debris. Cost: \$45,000

Heating System: Building needs new heating equipment in 2020. With extreme cold weather, units on all floors are chilly. Board approves planning this for 2020 budget. In the meantime, space heaters may be necessary for some units to get by.

Security Cameras: Estimates to consider from DNS Solutions and GuardMe Security.

Additional AT&T Antenna: Brings added income to the building.

**Legal Report** (Gary Zangerle)

Given in executive session.

**Questions from Owners:**

No questions

The meeting was adjourned at 9:00pm.