

Barclay Towers Condo Association
www.barclaytowers.org
info@barclaytowers.org
Board Meeting Minutes
January 17, 2018

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

Absent: Board Member Laura Humphreys

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 7:32p.

November 2017 Meeting Minutes: Matt motioned to accept the November 15, 2017 minutes, Margaret seconded and the motion was passed.

Legal Update: None.

Manager's Report: *Lobby:* We are still owed \$7,000, which includes the \$5,000 deductible from our insurance company and \$2,000 from #204's insurance company. The bank owns 204 and they are not able to work on the unit until this is settled. The lobby should be finished within the next two weeks with the tiling being completed next week and the carpet going down the following week. *Pest Control:* John has signed a contract with Pinnacle, who will come in every six months to take care of the entire building within a week timeframe. Also, there will be weekly pest control visits. \$10,000 is in the 2018 budget for this. *Miscellaneous:* PSE&G has a \$17,000 balance. John is seeking quotes for the elevators and parking lot. The 2018 budget is allowing \$24,000 to replace security cameras. The pool will not open this year and will require approximately \$50,000 to fix. We need a flame retardant awning.

Questions from Owners: B&M Real Estate raised concerns about the smell of the trash chute during the summer. Danny is putting down crushed charcoal, and is installing Plug-Ins on each floor. In addition, we now have an employee dedicated to cleaning the building.

#808 expressed concern about the odor coming from #809. John will take care of it.

Conclusion: At 8:14p the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday January 17, 2018 at 7:30 pm in the office.

Barclay Towers Condo Association
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Board Meeting Minutes
April 18, 2018

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

Absent: Board Member Matt Johnson

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

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

January 2018 Meeting Minutes: The minutes were not available, but will be for the May 16, 2018 meeting. Due to inclement weather, there were no meetings in February and March.

Legal Update: None.

Manager's Report: *Exterminator:* The entire building has been treated for bugs by the new exterminator. Units 1506, 909, 802 and 606 need and will receive extra attention. #211 thoroughly cleaned the unit with bleach and other strong cleaning agents. John explained the on-going plan to keep control of this concern. *Elevators:* Two companies are bidding on the job and the bids will be available for the Board's review at the May meeting. *Lobby:* Our claim take-in barely covered finishing the work. #204's insurance company will be paying \$15,000. Now that the lobby is finished, the elevators will be done. *Parking Lot:* Work has to be done by July. A storm drain will be installed so water will not collect. The total cost is going to be \$78,000-\$80,000. *Miscellaneous:* The pool will not open this year. The last riser to be replaced will be done in the fall and will cost approximately \$60,000. We need duality with the circulation pump, should the one we've been operating on breakdown; this will cost approximately \$7,000.

Questions from Owners: None.

Conclusion: At 8:06p the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday May 16, 2018 at 7:30 pm in the office.

Barclay Towers Condo Association
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Board Meeting Minutes
June 20, 2018

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

Absent: Board Member Laura Humphreys

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

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

January and April 2018 Meeting Minutes: Matt motioned to accept the January 17 and April 18, 2018 minutes, Traci seconded and the motion was passed. Due to the lack of a quorum, there was no meeting in May 2018.

Legal Update: Given during executive session.

Manager's Report: *Building Security:* A more comprehensive approach will be taken in terms of additional security cameras. A wireless "nanny cam" approach will cost approximately \$5,000, where active monitors for immediate viewing require a different and more expensive system. Matt was named as the head of this project. *Eviction:* #809 was evicted very recently on the grounds of not being current and sanitation concerns. The Health Department was involved and the sanitation issue was due to a medical condition. However, when the unit was cleaned, most items were thrown down the trash chute helping to fill four compactors leaving the building with none for the rest of the week. The compactors smell of urine, which ties the discarded to this unit. The owner could be fined, and an arbiter may be called in to hear all sides and determine how to ultimately resolve this. The Board will discuss further in executive session. From a building standpoint, the primary issue is remediated as the smell of urine no longer exists in the hall. *Elevators:* Work has begun and the first new car (#2) should be operative by Friday. The security camera cables will be retained in all three cars. *Trees:* The neighbors complained to the town so several trees had to be removed at a cost of \$6,000. The removal of a couple of the trees in the lot created about twelve more parking spaces. *Parking Lot:* The board signed a loan agreement with John so that work may begin in August. We will have a month's notice as to where we will be able to park while work is being done. On a related note, 39 cars were stickered for tow, and 37 were moved voluntarily. *Cooling System:* The water is pumping out at 52 degrees and coming back at 59. The issue will be fixed tomorrow so that the system will be functioning at full

capacity. *Awnings*: Quotes are out to replace the awnings. They must be flame retardant per NJ state code. Burning due to tossed cigarettes from the -04 units will not be prevented 100%, but the flame retardant material will help greatly. *Miscellaneous*: Sahid is doing a fantastic job keeping the building clean. There was zero police activity, save for the #809 eviction.

Questions from Owners: #809 asked about two checks he noticed were not posted. Gary P. and John will work with him to trace the checks and see what happened.

The owner of #611 & 211 stated that #611 is still complaining of roaches. She was informed that #211 was one of the five units named at the core of the building infestation and her options were discussed, including hiring a cleaning crew and her own exterminator so that the issue may be directly treated. The bi-weekly building exterminator will not be enough in this case.

Conclusion: At 8:33p the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday July 25, 2018 at 7:30 pm in the office.