

Barclay Towers Condo Association  
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Board Meeting Minutes  
October 21, 2015

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

**Absent:** Dennis Halterman, Treasurer; Board Member Laura Humphreys

**Management:** John Ross

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

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

**September 2015 Meeting Minutes:** Matt motioned to accept the September 30, 2015 meeting minutes. Margaret seconded and the motion was passed.

**Legal Update:** The owner and tenants of #506 attended the meeting with regards to an incident that happened a year or so ago that resulted in the front awning being ripped by a large stick. Both the tenants and John gave their versions of what happened; fact is the renter's children and a lady who does not live in the building were involved. John is the only one at tonight's meeting who witnessed the incident. Gary Z. asked a few questions, and based on what was presented the board will not concede the claim in its entirety and compromised with a 50/50 resolution. This meant that the tenants would have been responsible for paying \$400 to fix the awning. Though the owner was agreeable to the decision, the tenants were not and will proceed with litigation.

**Manager's Report:** *Roof:* Winchester was to have started fixing the units damaged by the leaky roof, and they have yet to show. #1509 and #1511 were affected by the still leaky roof during the most recent rain. *Miscellaneous issues:* The renters in #613 are responsible for running through the glass between the front doors and for the trash left by the chute on the 6<sup>th</sup> floor. They have been spoken to by both the owner and John and the trash issue may indeed be resolved.

**Questions from Owners:** #602 expressed her disgust at the roach/bug situation.

**Conclusion:** At 8:17 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday November 18, 2015 at 7:30 pm in the office.