

Barclay Towers Condo Association
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Board Meeting Minutes
May 20, 2015

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

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

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

April 2015 Meeting Minutes: Dennis motioned to accept the April 15, 2015 meeting minutes. Jim seconded and the motion was passed.

Legal Update: Received the authorization to release \$15,500 in assessments on the rent receiver. #1405 went to sheriff's sale. #611 is a rental on which the association makes \$1,100/month and Gary Z. is ready to put it up for sheriff's sale; it will cost \$1,500 to do this, but we will own it until the bank forecloses on it.

Manager's Report: *Water Pump:* Broke two weeks ago and we have a backup pump for the domestic units. \$15,000 for a new one, or \$7,000 to rebuild existing one. Tomorrow we will learn which option we are to take. Much discussion about plumbing companies and cost. *Roof:* Work is scheduled to begin next week. We will pay \$15,000 for a new roof. *Pool:* Not opening this year because funds went to fix the pump. *Danny:* Becoming main maintenance person and will assume duties of keeping the water pump greased. Working on the front entry system. With John will be patching the parking lot; asphalt already purchased. Received a raise this week. *Miscellaneous:* #207 passed away. Back entry sidewalk needs to be done and a company will be hired to do the cement work. We know what the issue is with the back entry system and until rectified, hold the fob/card to the scanner and wait for the door to click; it does work.

Questions from Owners: #703/902/1202 submitted a copy, front and back, of a canceled check and asked why it has not been applied. Because he owns three units, it may have been applied elsewhere. It will be researched and correctly applied.

#703/902/1202 reported problems with a window in one of his units (sliding shut/not staying open). Gary Z. read from page 3 of the master deed stating that the doors and windows are part of the unit, making it the owner's responsibility to fix. When the owner asked for a copy of the master deed, he was informed that it can be found on line.

#802 questioned the letter she received pertaining to the rule of having a lease. Because it is a uniform rule, she must provide a lease. A lease agreement is going to be e-mailed to her to fill in and use.

#209 wondered how many units have been sold recently. The last "real" sale was two years ago. There was then discussion on what units have been sold for recently and in the past. We are seeing movement, which means capital contributions and that helps us all.

Conclusion: At 8:16 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday June 17, 2015 at 7:30 pm in the office.