

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 6th 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.