

Barclay Towers Condo Association  
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Board Meeting Minutes  
January 28, 2015

**Board Members in Attendance:** James Dugan, Vice President; Dennis Halterman, Treasurer; Traci Burton, Secretary; Board Members: Joan Slagle, Matt Johnson

**Absent:** Gary Polikoff, President; Board Members Laura Humphreys, Margaret Rehman

**Management:** John Ross

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

Jim Dugan called the meeting to order at 7:39p.

**November 2014 Meeting Minutes:** Traci was absent for the November meeting so there are no minutes to approve tonight. She received notes taken and will prepare minutes to be ready for approval at the February meeting. (There was no quorum at the October 2014 meeting and no meeting in December 2014.)

**Legal Update:** There will be 2 evictions next week. Some units have been deemed uninhabitable. #311: Putting this unit up for a Sheriff Sale will cost \$1,500. Short discussion on evicting the current tenant (who is not paying) and once we gain control of the unit we can rent to the current tenant. John is accused of assault and is being sued.

**Budget 2015:** A packet was distributed for the Board to review for discussion at the next meeting.

**Manager's Report:** *Pointing:* The caulking was done before Thanksgiving. *Elevators:* They are being fixed as best as can be. *Snow Removal:* No plowing services were needed after Tuesday's snowfall. Danny cleared the sidewalks. *Unit News:* #404 had a flood that caused damage in #304. #1510 has not paid condo fees for a year. #210 is up for a quick deed; we cannot collect the full \$28,000 due, but can sell for \$15-20,000. Klein/Dershowitz units are rented and there is no more money to fix the last 3 or 4 available. #1405 has a list of complaints concerning the unit; habitability is not affected and reasonable fixes will be made. #810 tenants have moved out. Cherry Hill purchased #812 and will use it as low-income housing.

**Questions from Owners:** Yakov expressed several concerns. First, he informed the Board that the wall around a window in #1411 will not dry, even after the pointing was completed.

Second, he was asking for clarification of the legalities surrounding the state inspections of the units. An exception to the statute is units that are owner occupied. Several members of the Board tried to assure Yakov that we are looking at the statute from every possible angle as they are in the same situation as he.

Lastly, he reiterated the flood in #404 that caused damage in #304. He stated three or four times that the flood was his problem and that he will fix it, including the damage in #304. He suspects, however, that the trouble may have indeed begun in the building's stack pipe and wondered if

regular preventive maintenance can be performed, ie: getting an appropriate power snake and every six months or so clean the pipe. Jim stated that we will look in to that possibility.

**Conclusion:** At 8:24 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday February 18, 2015 at 7:30 pm in the office.