

Barclay Towers Condo Association
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Board Meeting Minutes
April 15, 2015

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

Absent: James Dugan, Vice President; Dennis Halterman, Treasurer; Board Member: Laura Humphreys

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

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

March 2015 Meeting Minutes: Joan motioned to accept the March 18, 2015 meeting minutes. Traci seconded and the motion was passed.

Legal Update: No report.

Manager's Report: *Roof:* Currently negotiating a contract for a new roof with work to be done in May. Have one quote and awaiting 2 more. *Heat/Cooling:* The heat has been turned off for the season and on May 15 the cooling system will be turned on. *Pavement:* Getting quotes to fix the sidewalks and parking lot. *General Financials:* Took in \$101,000 last month and with that PSE&G was paid down and other debts taken care of. People are paying condo fees and foreclosures are starting. *Police activity:* #1510 for DV/assault.

Al & Sherri Diamond Roof Leak: Al stated that for four years he paid condo fees on #1510, though no rent was coming in. Because of the leak, the renter moved out. John found a family to rent the unit starting this past October. The rent fluctuates depending on whether the leak is active (\$900) or not (\$1200). The condo fee is \$469. Al is looking to have the condo fee waived while the leak is active, and will pay the fees in arrears once the leak is fixed. Gary P. stated that the board will consider his request in Executive Session and communicate the decision to Al.

Questions from Owners: #301 and #812 asked about the parking lot. John stated that the parking lot will be patched by us, as happened last year.

#812 reintroduced himself for those board members who were not here in March.

#301 mentioned the flood damage to his unit caused by #401. He and John had a short discussion. Work in #301 needs to be redone as there have been multiple floods.

Conclusion: At 8:15 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday May 20, 2015 at 7:30 pm in the office.