

Barclay Towers Condo Association
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Board Meeting Minutes
August 19, 2015

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

Absent: James Dugan, Vice President; Dennis Halterman, Treasurer; Board Member Joan Slagle

Management: John Ross

Legal Representative: Gary J. Zangerle, Esquire

Gary Polikoff called the meeting to order at 7:36p.

June 2015 Meeting Minutes: Matt motioned to accept the June 17, 2015 meeting minutes. Laura seconded and the motion was passed. **NOTE:** The July 2015 Board Meeting was canceled so there are no notes for July.

Legal Update: No report.

Manager's Report: *Roof:* The roof was not repaired correctly and #610, who is a contractor, explained that the patch was insufficient and the "crickets" (raised parts that create a positive water flow to the drains) need to be redone. The result was leaking and/or cascading water into several units on the -09/-10 line. Winchester promised to return to fix the damaged units, we are still waiting on the 20 year guarantee, and Winchester has not addressed the issues for six weeks. The bank released payment to the roofer without inspection or the work being signed off on, which went against the contract. We used this roofer as that was part of the agreement with the bank when we financed the job. Much discussion ensued on our next steps, and all agree that we need to address and fix this now. *Elevators:* It will cost \$20,000-\$40,000 to fix the elevators and we do not have the cash right now; only #2 is working. There is a correlation between the current elevator issues and the roof and we need to learn exactly what that is. The elevator company is coming tomorrow. *Back-up Generator:* Needs to be replaced. We have passed all our inspections and the major improvements have been financed. There is need for a special assessment in the near future. *Miscellaneous:* Numbers 414, 1501, 1409, and 804 are being foreclosed. Five units are being sold.

Questions from Owners: #812 informed us that the unit has been fixed up and he is attempting to rent it now. Gary Z. reminded him of the lease addendum, and 812 will be sure to include it.

#812 shared some observations of the general appearance of the building and grounds. He appreciates that there are more pressing matters, and after some discussion it was suggested that kids in the building could be "hired" to sweep the lobby, pick up the trash in the lot, etc. It was agreed that the board members should become more involved in the smaller maintenance concerns, as well.

#301 told John of a leak in his apartment and he was advised to let Danny know.

#301 complained of the consistent noise coming from #401.

Conclusion: At 8:38 pm the meeting was adjourned. The minutes were recorded and finalized by Traci Burton. The next meeting will be Wednesday September 16, 2015 at 7:30 pm in the office.

