

WESTBURY CONDOMINIUMS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

September 18, 2013

MINUTES

Attending: Martin Levitz, Ilona Levitz, Jennifer Smith-Hornkil, Theodore Calabrese

Not in Attendance: Daniel Rosow

Also Attending: Joyce Falkin, Patricia Brulotte, Josephine Magnan, Allen Comrie, Diane & Jerry Shimoda-Peterson, Ching Shen, Kathleen Sibley, Lois Menold, Kevin Hool, Hillary Keller, Jennifer Smith, Bob Walsh and Bob Huhtanen via Skype.

The meeting was called to order at 7:05 P.M. by Martin Levitz.

Approval of Minutes: The Minutes of the August 21, 2013 Board meeting were read by Martin Levitz and corrections were made. The minutes are to be approved once it has been corrected.

Committee Reports:

Ad Hoc Committee: Patti read the summary of activity from the meeting on September 11, 2013 with Advent design.

Bylaws Committee: Was not present at the time.

Finance Committee: Lois Menold brought up the parking space concerns. A discussion on a contract for Homeowner's to sign and an increase of the parking fee to raise \$5.00 per month for the next fiscal year. Martin Levitz stated that the fee increase would affect all Homeowner's with outside parking spaces and no one would be grandfathered in. The Board discussed that the increase would help with costs and maintenance to the driveways.

Theodor Calabrese made a motion to accept the raise in the parking fee by \$5.00, Ilona Levitz second the motion. Martin Levitz asked how the Board would vote, 2 to 1, vote carried, there will be a \$5.00 increase from \$30.00 to \$35.00 dollars a month for parking spaces on the outside only.

Lois Menold asked the Board of Directors for a volunteer to help with the Finance Committee, Theodore Calabrese volunteered to help.

Allen Comrie discussed the 2013 budget.

Manager's Report: Brian Milano reported that the fascia board at the back east side of the garage has been changed out and it should last a long time.

Brian Milano met with the laundry company last week, Automatic Laundry Inc.; they discussed upgrading the washer and dryer machines. They would have an updated paying system, card not coin

and would be more efficient. Automatic Laundry Inc. would send checks to Westbury for 55% each month and an initial \$3,000.00 payment to upgrade the interior of the laundry rooms if Westbury signed a 10 year contract. If the payment divide was 50/50, Automatic Laundry would give Westbury a \$5,000.00 payment for the upgrade of the laundry rooms. The Board discussed what machines would be replaced, there would be six new washers and six new dryers with larger load capability. The increase in wash and dry pricing would be from \$1.50 now and would increase to \$1.75. There would be more options for cycles. The Board discussed with the attendants of the meeting.

Chase Glass submitted a quote to replace 6 windows for \$6,200.00. Theodore Calabrese told Brian to add 2 more windows for a total of 8 windows on the north side.

Brian Milano spoke to the Fire Marshall and it is the contractor's responsibility to pull permits. The monitoring system is not hooked up to the fire department, but to a separate monitoring company that Westbury would hire. Stanley said that the existing wiring in the buildings is ok and up to code. Brian Milano stated that the wiring project would take a week or two.

Ilona Levitz asked Brian if they would need a new exit sign, Brian will look into it. Ilona would like to know what choices of exit signs there are and lighting option.

Martin Levitz discussed receiving two quotes from Seamans and Stanley.

Martin Levitz called attention to CAU 5 year insurance carrier coming off a 3 year plan at a fixed rate of \$24,253 per year. CAU came back with changing the fuses, Westbury only has one left to change which will be done this week. Once in compliance with the fuses on the breakers, there will be a small reduction in overall coverage and guaranteed replacement.

There was a 50% increase in the new premium due to monster storms; the Association had no control over the increase.

Martin Levitz discussed the other insurance quotes and they were all substantially higher than CAU. Allen Comrie added that there is no longer a multi-year policy available.

Martin Levitz discussed Westbury being FHA approved; there has been no interest in it. The Board is not taking any action.

Martin Levitz discussed the Solvit contract. Westbury will stay the way they are and are not entering into a contract.

The Board discussed the areas in the driveway that need to have to be spot sealed; they are in front of garages 4, 6, 8, and 10.

The Board discussed posting the minutes in the laundry room. A homeowner took the last minutes that were posted, the Board request that the minutes stay up in the laundry room and are not to be removed.

The Board would like to amend the By Laws – Martin Levitz will discuss with the By Law committee.

Ilona Levitz opened up a discussion on the rubbish chutes. The Board would like to close 3 of them. There was concern that some homeowners might not be able to bring down their garbage. The Board discussed ways to help these Homeowners.

The Board discussed the move in and move out policy, and how to have homeowners abide by the rules.

Homeowner Lois stated that the front door to 869 slams hard.

Brian Milano to check with Imagineers, Karl Kuegler in regards to the website that homeowners can access.

The Board discussed the handicap ramp, it would be expensive to install and the cost would be tripled for all buildings and is not in the Westbury budget.

Allen Comrie recommended that the budget ratification needs to go out. Martin Levitz stated that the budget presented to the Board on September 16<sup>th</sup> has an increase in the insurance; this is what the board is voting on. Martin asked the Board if there was a motion for this submission to the board. Theodore made the motion that the budget the Board was presented with will be mailed out. Jen and Ilona second this motion. Allen and Lois will mail out the budget ratification.

The Board voted 3-0 to move the budget ratification meeting to the 30<sup>th</sup> of September.

The next Board of Directors meeting will be held on October 16, 2013, the 3<sup>rd</sup> Wednesday of the month at 7:00 pm.

Theodore made the motion to adjourn and Jen seconded it and passed, the meeting was adjourned at 9:28 pm.