

MINUTES OF THE WESTBURY BOARD OF DIRECTORS MEETING, OCT. 21, 2014

APPROVED AS AMENDED 11/18/14. AMENDMENTS IN BOLD.

President Martin Levitz called the meeting to order at 7:06 PM. Board members present were Ted Calabrese, Joyce Falkin, and Ilona Levitz. Alan Schectman participated via **phone**. Alan Comrie, Financial Services; Property Manager, Brian Milano and twelve unit owners were also present.

The minutes of the September 16, 2014 board meeting were read and approved.

Patty Brulotte read the Ad Hoc Committee report which reiterated the committee's recommendation that Tim Wooldridge be selected as designer for renovation of the common areas. The report was distributed to all present.

Susan Ahearn reported for the Bylaws Committee, stating that she continues to read through the Westbury Bylaws, comparing them to the provisions of the CIOA statutes to ascertain Westbury's compliance. The Resident Guide has been condensed by Alan Comrie and Susan to a more easily read version, and has been posted to the website (www.westburycondo.com). M. Levitz noted that investor/owners are responsible for their tenant's access to the Westbury Rules.

Lois Menold spoke for the Finance Committee, noting that Ted Calabrese, Board Treasurer, assists her with documentation of Luis Colon's time sheets. In anticipation of rising electrical costs, she is researching the most advantageous rates and will make a recommendation to the board as to a preferred provider.

Property Manager Brian Milano reported that the old annunciator panels have been removed; new panels and wiring are being installed. The main panel is in 869 and 20 and 30 Outlook are connected to it. While the trenches holding the wiring connecting the buildings are open, extra pipes will be placed in them to be available for the possibility of expanded use in the future. ConServ will be starting the contracted electrical work, a changeover to LED fixtures, in the next 3-4 weeks. To facilitate the renovation project, Westbury will request that the interior aspects of the project be completed first. M. Levitz added that the ConServ costs and trenching costs related to the annunciator panels will come from reserve funds and not the renovation budget. Brian continued his report with the information that the Quest inspection of the common areas of 30 Outlook indicated they were free of bedbugs. The exhaust fan in the association's rental unit is being worked on, and the exhaust fan in 30-303 will be checked for effectiveness and replaced if necessary.

OLD BUSINESS

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The meeting moved on to a discussion of selection of a designer for the renovation of the common areas. A motion was made that the board select a designer to develop a design for the common areas, a designer with whom the board could negotiate a contract satisfactory to the Westbury Board of Directors. Two designers were under consideration. The president asked each of the board members to vote their preference. This resulted in 2 votes for Tim Wooldridge (**Joyce Falkin and Alan Schectman**) and 2 votes for Kirsten Floyd (**Ted Calabrese and Ilona Levitz**). M. Levitz stated that, as president, he would vote to break the tie, but wanted to make a few comments first. He stated that his major concern was writing a check for an \$8,000.00 retainer (requested by Tim Wooldridge) before any work had been done. He cited concern about possible mishaps that might befall the designer, being hit by a bus, perhaps, and other possibilities. Alan Schectman took exception to some of the comments, stating that while he did not favor an \$8,000.00 retainer either, making comments unfavorable to one of the designers was not appropriate. M. Levitz then stated that he wished to put off his vote until we had an opportunity to talk further with Tim to know what he would accept. He said he would schedule an appointment with Tim for the next week and said "the vote should be tabled" until after that meeting.

M. Levitz announced that he has signed a contract with ConServ for work that had been previously discussed. He said Westbury should expect to pay \$18-19,000.00 for the work. He said Westbury will not seek financing from outside sources. A portion will be paid up front, with the balance to be paid when the work is completed. Objections were made concerning the fact that M. Levitz signed the contract without details being made available to the board and prior board approval. A motion was made to retroactively affirm and approve the signing of the contract by M. Levitz. The motion passed, **with Ted Calabrese, Ilona Levitz and Alan Schectman voting in favor; Joyce Falkin abstained.**

The issue of the tone of the lighting to be provided in the ConServ project was raised. It was stated that while bright lights deter interlopers and make areas safer for residents, harsh bright lights are not suitable for a residential situation. It was suggested that the quality/tone of lighting should be give equal consideration to lumen output.

The Stanley Black and Decker contract has been modified; changes have been made to the National Fire Protection Act, requiring smoke detectors. We have been waiting three weeks for signoff from the fire marshal.

NEW BUSINESS

The association unit 869-106 has been rented for \$1,425.00 monthly, including use of a garage. M. Levitz negotiated the rental.

Alan Comrie gave an abbreviated financial report stating FY2014 had a surplus of about \$7,000.00, but some expenses are still coming in. We have about \$450,000.00 in reserves. Rockville Bank has become United Bank. Please check our website for accurate, specific details (www.westburycondo.com).

AUDIENCE TO VISITORS

A resident expressed shock and concern that Westbury “located near areas of high crime” with many vulnerable elderly residents has no security cameras.

Why is there no way to control heat? There should be a valve to control (turn off) this very expensive, discomfoting waste of resources.

Cameras were suggested at front and back entrances to monitor activity and act as a deterrent. This is possible in older buildings.

A resident who had previously expressed concern about installation of an unauthorized lock on her garage door once again stated her disbelief that nobody was aware of it being done, and again requested provision of a key for fear of being locked out of her garage.

For the record: Kirsten Floyd ‘s name was submitted to the Ad Hoc Committee by Diane Shimoda- Peterson.

Alan Comrie does a fantastic job—deserves a bonus! Susan Ahearn also does a fantastic—unheralded—job!

A renovation budget of \$225,000.00 works out to \$75,000.00 per building. Will the board—at some point soon—vote to establish that number?

The meeting adjourned at 8:40 PM.

Recorded and submitted by Joyce Falkin, Secretary

THE NEXT BOARD OF DIRECTORS MEETING WILL BE 11/18, 7PM, 20 OUTLOOK