

WESTBURY CONDOMINIUMS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

June 19, 2013

MINUTES

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

Also Attending: Joyce Falkin, Patricia Brulotte, Patrick Miller, Josephine Magnan, Allen Comrie, Diane Shimoda-Peterson, Zhong Chen, Lois Menold, Hillary Keller

The meeting was called to order at 7:02 P.M. by Martin Levitz.

Approval of Minutes: The Minutes of the May 15, 2013 Board meeting were approved on a motion made by Martin Levitz, seconded by T. Calabrese, all in favor, D. Rosow, J. Smith- Hornkil and passed.

Committee Report: A committee member discussed the renovation of the common areas. Two designers have submitted proposals.

The motion was made to call a meeting of the Board of Directors and the Ad Hoc to review proposals.

Bylaws: Tabled

Finance Committee: Lois was not in attendance, Finance Committee was tabled

Financial Report: The Board reviewed the 2013 budget report created by A. Comrie in great detail. A. Comrie broke down the budget report by each section explaining each report within the budget concluding that Westbury Condominium is in good financial position. To obtain a copy of the financials, homeowner's were instructed to contact M. Levitz for a copy.

There were no questions on the financials.

Manager's Report: B. Milano reported that there have been two air conditioner units that went down. He has sent request to four contractors to quote and has received two.

The garage roofing project was discussed and was delayed due to heavy rain fall in the previous week, work to begin next week.

A motion was made by M. Levitz to contact Bill Bayer of Kahn and Bayer to make a suggestion on a fix to the main roof of building 30, it has been puddling up with water.

B. Milano discussed the project to transfer from fuses to breakers, 17 units are left to be completed.

Election of Officers:

M. Levitz discussed the three new elected officers who were elected on June 3, 2013. The new Board members met with the previous Board members to review the association's current affairs.

President: Martin Levitz: term ending 2014

Vice President: Ilona Levitz – term ending 2016

Secretary: Jennifer Smith-Hornkil – term ending 2014

Treasure: Theodore Calabrese – term ending 2016

Director: Daniel Rosow – term ending 2015

#### Old Business:

The Board of Directors to find a location where all lock boxes for listed units will be placed.

Legal: A meeting with Rosenberg & Rosenberg was made to discuss the legality of having a couple from the same unit serve on the Board of Directors. When speaking with the Attorney it was determined there is nothing in the State or Westbury Bylaws that prohibit this.

The attendance of board members was not separately brought up to Rosenberg & Rosenberg

#### Open Forum:

- Question – How is Verona keeping track of what units have been updated to breakers.  
A: They have a complete list of all units and keep track.
- Question - How are the checks written to pay contractors  
A: A. Comrie explains the process with the bank
- Question - Will the Ad Hoc and Board meeting be open?  
A: Yes the meeting will be open, notice will be given
- Question – Are the filters to the AC units going to be changed? Is the duct work different?  
Homeowner smells cigarette smoke.  
A: The Board of Directors will investigate
- Question – Washer in laundry room is small capacity; can the Board look into a larger model?  
A: B. Milano to talk to Automatic Laundry Service to get a quote
- Question – The tree outside of 30 Outlook Ave. has pieces falling off of it.  
A: This is being addressed by landscaping committee.
- Question – Can a copy of the most recent approved minutes be posted in all laundry rooms?  
A: The Board can email or mail the minutes to any homeowner per their request.
- Question – Various questions regarding repairs to the garages.  
A: Lenny will be out to go over what has been done and what still needs to be done.
- Question – When speaking with the Attorney was it determined if two people in the same unit are on the board, can they both vote?

A: Each unit has one vote. When it comes to Board decisions like contracts, each board member has one vote. The president of the Board is the tie breaker.

- Question – How much did the consultation with the Attorney cost?

A: \$150.00

- Suggestion - Window washing should be held off due to late pollen.

A: Window washing is scheduled to begin in two weeks

The Board agreed to set the next meeting date for July 24, 2013 at 7:00 P.M.

A motion was made by T. Calabrese, seconded by D. Rosow and passed to adjourn this meeting at 8:40 P.M.