

MINUTES OF THE WESTBURY BOARD OF DIRECTORS MEETING NOV. 18, 2014

Proposed amendments

In bold.

President Martin Levitz called the meeting to order at 7:01 PM. Board members Ted Calabrese, Joyce Falkin, Ilona Levitz and Alan Schectman were present, as were Alan Comrie, Financial Services; Brian Milano, Property Manager; and eleven unit owners.

The minutes of the Oct. 21, 2014 meeting were approved as amended. The secretary requested that henceforth board members who wish to have their words included in the minutes indicate that by prefacing their comments with "for the record" to avoid the necessity of amendments after the minutes are presented. The board agreed to do so.

FINANCIAL

Alan Comrie presented the financial report out of sequence because he needed to leave early. One month into FY 2015 things are trending , "good", with gas and electric higher than budgeted. See www.westburycondo.com for specific detail.

M. Levitz noted a revision to the CIOA Public Act 14-215, effective 10/1/14) concerning the election of board officers. The Act also requires that the minutes must identify how each board member voted on every motion or board action except for those that were unanimous or unopposed. There are other changes which need to be considered in terms of Westbury documents complying with the Act.

M. Levitz stated that the actual price for the ConServ work was \$16,580.; the first payment of \$8,289.27 has been made. The Stanley Black and Decker contract has been modified to comply with the New National Fire Protection Act which requires additional smoke detectors.

PROPERTY MANAGER'S REPORT

Brian Milano reported that the new lighting installation is complete except for the second floor of 20 Outlook; the new pipes for the annunciator panels are in; Luis is clearing roofs and drains of leaves. Brian is seeking quotes for garage roof repairs. Frontier will do the dedicated lines for the annunciator panels, the fire marshal will then do his inspection.

Ted Calabrese requested that notices be posted informing residents of the relocation of fire extinguishers and copies of letters sent to Danny Rosow and David Raisner on the subject of violation of rules for moving-in and moving-out be provided to him.

The issue of the defective window in 30-30³ was discussed. The report from J&E Engineering has not yet been received. Ted Calabrese said the window is completely shot, the fogged section needs to be

replaced and the whole window needs to be taken out and reinstalled. Previous resealing of the perimeter of the window has not proved to be effective.

Firestone will come out to check the roof of 30 Outlook.

Alan Schectman requested that Brian be sure that when roof quotations are made that all specifications are equal and comparable.

Alan also asked where the fully executed ConServ contract was. No provisions for condominiums were included in the program. Margaret Kelly of CL&P says we are allowed to participate in the program at a 30% rebate, rather than a 40% rebate.

We can splice into one of the two existing lines for the annunciator panels; the second will be used as an emergency line.

AD HOC COMMITTEE

Patty Brulotte distributed and read a report continuing to urge the board to accept the committee's recommendation to hire Tim Wooldridge of Wooldridge Interiors as designer for the renovation project, subject to negotiation of a contract agreeable to both parties.

BYLAWS COMMITTEE

Susan Ahearn distributed a continuation of comparison of Westbury Bylaws to provisions. This report dealt with election and removal of officers of the association, their duties; agreements, contracts, etc; compensation, resale certificates and statements of unpaid assessments.

FINANCE

Lois Menold's concern with replacement of postal tags was relieved by Brian Milano when he informed her that Modern Engravers, for \$7.00 each, will provide the tags and mail them to us.

New door knockers are needed for 205 and 206/869.

ConEd has a rate of .1149 per KWH. CL&P rates are due to go up over .12 in January.

Before the meeting moved to Old Business, Martin Levitz stated he was stepping down as president of the board. Joyce Falkin protested that he should not do that mid-meeting. He agreed to chair the remainder of the meeting, but said he would not vote and asked the board to vote for a new president.

OLD BUSINESS

Alan Schectman moved that the motion of Oct. 21, 2014 stating that the board select a designer with whom to negotiate a contract for the renovation project be withdrawn in light of the fact that Kirsten Floyd has withdrawn from consideration. The motion passed unanimously.

Ilona Levitz moved that the board vote on the Ad Hoc Committee's recommendation of Tim Wooldrige as designer of the renovation of the common areas, subject to negotiation of a contract satisfactory to the Westbury Board of Directors. The motion failed, with Joyce Falkin and Alan Schectman voting for it and Ted Calabrese and Ilona Levitz voting against it.

Alan Schectman raised several issues:

Signing of the ConServ contract without board approval.

Selection of ConServ for the work without multiple quotations when, in fact, there are many approved vendors.

Choice of exterior lighting was not discussed and approved by the board.

Contracts—signed by M. Levitz—were between CL&P and Imagineers and ConServ and Imagineers.

Invoices, received and paid, were made out to Imagineers.

Trench digging for the annunciator lines was not part of the Stanly Black Decker contract. Who was the contractor? Where were the bids, certificates of insurance? Why did the board not vote to approve the contract? Why does the conduit go through a storage room?

Responses: M. Levitz asked Brian Milano to get an affidavit from Margaret Kelly of CL&P concerning the Con/ Serv process. He also said the invoices made out to Imagineers needed to be changed/corrected.

Brian Milano said there were several bids for the trenching and that the conduit follows the CL&P line. M. Levitz said there was an attempt to stay away from tree roots.

I. Levitz said the lights used for the exterior lighting were the only ones CL&P approved—bright lights promote safety.

Martin Levitz declared the meeting adjourned **prematurely** at 8:20 PM **without a motion to dismiss, without a board vote, and without completion of the agenda.**

There was no discussion of New Business items.

There was no Audience to Visitors.

No date was set for the December meeting.

No executive session was held.

Recorded and submitted by Joyce Falkin, Secretary

APPROVED