

APPROVED

DRAFT

Minutes of the Westbury Board of Directors Meeting, January 20, 2015

Temporary Chair Alan Schectman called the meeting to order at 7:06 PM. Board members Ted Calabrese and Joyce Falkin were present as were Alan Comrie, Financial Services; Brian Milano, Property Manager and fourteen unit owners.

The minutes of November 18, 2014 meeting were approved as corrected and given to Alan Comrie for posting on the Westbury website. The minutes of the January 6, 2015 meeting were approved as read and will also be posted.

FINANCIAL REPORT

Alan Comrie presented highlights of our financial status. Utilities are trending higher. Conserve invoices are being checked out. \$3,520.00 has been paid out for the trenching/conduit work. The Reserve Fund stands at \$430,764.40. See the website (www.westburycondo.com) for additional information.

COMMITTEE REPORTS

Ad Hoc Committee: Patty Brulotte, chair, reported for the committee after distributing copies of the report. The report urged board acceptance of the committee's recommendation of Timothy Wooldridge of Wooldridge Interiors as designer consultant for the renovation project.

Bylaws Committee: Susan Ahearn distributed a report comparing Articles V, VI, VII, VIII, and IX of the Westbury Bylaws which deal with Enforcement, Indemnification, Record, Miscellaneous and Amendments, respectively, with the Common Interest Ownership Act, effective July 1, 2010.

Finance Committee: Lois Menold stated that the mailbox name tags are still an issue; a local supplier has not been found. She would like to be relieved of the task. The practice of storing snow in the wedge behind 869 was brought up, as was the possibility of restitution for the copier sold to the association by Marty

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Levitz. It was determined that the possibility of restitution would be discussed in executive session.

PROPERTY MANAGER'S REPORT

Tests for humidity levels in unit 30/301 have been in the normal range. An expert from Rhode Island is scheduled to weigh in on the problem. The contracts with ConServe have been corrected to name Westbury, not Imagineers, as the contractor. The heating issues in 869 were dealt with by B.T. Lindsey, who no longer deals with residential properties, as a courtesy to a former customer. Two heat center computers were adjusted and hot water temperatures were increased. Excessive vibration from the boiler which had been causing a disturbance in 869/103 was also addressed and, hopefully, resolved. The need for improved communication by the property manager was stated. Posting dated notices in easily seen locations (back doors? the website?) informing residents of the status of the problem and what is being done to resolve it was suggested. (Secretary's suggestion: Any notice emanating from Imagineers should be on their letterhead, dated and signed by the property manager. It is sometimes difficult for residents to know who the message is from.) We need to find an air conditioning contractor before spring arrives. Westside's performance on Sunday, 1/18 was poor. Residents were faced with icy, dangerous conditions. Luis has stepped up to remedy the situation when he is here. Brian was asked to seek three more quotes for landscaping/snow removal services to be considered along with the one we received from John Zysk last summer. Danny Rosow will be sent a warning letter because his tenant in 30/305 moved a couch in through the front doors one evening. It was pointed out that some things simply do not fit through the back doors.

OLD BUSINESS

Joyce Falkin moved that the Westbury Board of Directors engage in contract negotiations with Tim Wooldridge, the designer recommended by the Ad Hoc Committee in July, 2014 for the renovation project, with the goal of coming to a

mutually satisfactory agreement involving his services as designer/consultant for the project. The motion passed unanimously.

The need for establishing a budget for the project was discussed, as well as the need to determine what has already been expended for the project. The desire for buying the best quality we can afford was expressed, while others cautioned that our aging buildings may unexpectedly present some issues requiring substantial investment and that possibility must be kept in mind as we consider the financial aspects of the renovation project.

NEW BUSINESS

The board received two applications for the two vacant board positions and as this was being stated a third candidate presented himself from the floor. This situation will require discussion by the board in executive session. The board feels election of officers should be held off until the board roster is complete.

AUDIENCE TO VISITORS

The following points were made by residents.

The value of our units is impacted by the condition of the common areas. Aesthetics are important.

Don't disclose our budget parameters to the designer.

Mailbox labels don't need to be fancy but should be consistent.

We need a new contractor for the grounds.

Are the quiet hours 11-7? Answer: Yes. Is moving furniture at 4:30 AM okay? Answer: No. Then I would have a legitimate complaint? Answer: Yes.

There should be no loans on the renovation project. It may have to be done over two budget years.

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There were complaints of cold units. Causes stated: broken storage unit window, unheated laundry room.

Is there a list of outstanding window issues? Answer: Yes. Unit 30/301's are the most egregious. If you have problems, make them known.

Windows were installed without proper insulation.

It's great that we have built up a half million reserve, but it is not so much when an elevator repair could cost \$150,000.

If you divide \$300,000.00 by 9 floors that need to be redone, that's about \$33,000.00 per floor.....

Faulty windows need to be repaired.

Because we don't know exactly what the problem(s) is, we don't know how to fix it.

The next board meeting will be Tuesday, February 17, 2015 at 7PM in the basement of 20 Outlook.

The meeting adjourned at 7:45, followed by an executive session.

Reported and submitted by Joyce Falkin, Secretary