

MINUTES OF WESTBURY BOARD MEETING 6/17/14

Board President Martin Levitz opened the meeting at 7:07 PM. Board members Ted Calabrese, Joyce Falkin and Ilona Levitz were also present. Danny Rosow was absent.

Property Manager Brian Milano and Alan Comrie were present as were sixteen residents.

The first piece of business was the **Financial Report** by Alan Comrie. It was projected on a screen mounted behind the board table, easily visible to all. Alan explained how to use the website, its various features, and encouraged its use. The website (www.westbury.com) will be accessible to all owners, with special “tabs” for renters and realtors. Alan will be posting a “financial snapshot” on the website. Alan is in the process of preparing the association’s annual filing to the Secretary of State, due June 30, 2014.

M. Levitz announced that the board will try to adhere to a regular meeting date of the 3rd Tuesday of each month. The next meeting is scheduled for Tuesday, July 15 at 7PM in the basement of 20 Outlook. Each meeting and its agenda will be posted on the website and in the lobbies of each building five days in advance of the meeting.

M. Levitz read the minutes of the previous meeting, May 13, 2014. The minutes were approved as read.

COMMITTEE REPORTS

Ad hoc committee chair Patty Brulotte reported that the committee expects that in addition to Linda Black, two other designers, Kirsten Floyd and Tim Wooldridge, will present themselves as candidates for completion of the design phase of the renovation of the common areas. They will be given a walk-through to familiarize themselves with the areas that are to be redone. (see attached)

By-laws chair Susan Ahearn noted receipt of some comments on the proposed revisions to the renovation and move-in /move-out rules. M. Levitz suggested a meeting to discuss the possible revision and updating of the entire rules packet. Susan agreed to the meeting.

There was no Finance Committee report.

Property Manager's Report

Brian Milano reported that Luis has changed/cleaned all air conditioner filters. He has repaired and repainted the tool shed. He is currently sanding the floors of the laundry room at 869. It will be power washed and repainted is expected to be back in use by Friday, 6/20.

The ivy situation behind 20 Outlook is under consideration.

Magliore, the company that paved the driveway was contacted twice regarding the cracking. There has been no response. L&M will repairs the cracks.

Brian met with Mike Saladino at 5 PM today (6/17) to discuss our potential partnership with CL&P for an energy saving, cost effective update of lighting throughout the Westbury community including all common area interior and exterior lighting. If Westbury hires an electrician approved by CL&P, CL&P will give Westbury a credit of 40% of the total cost of the project. The remaining 60% of the cost could be paid out over a period of ten years, with no interest charged. The project should ultimately reduce our energy cost by 30%.

Old Business

M. Levitz reported that bicycle racks have been installed in the basement of each building. The only common areas where bikes should be found are in the racks in the basements

Westbury has received 33 areas and bid documents from Sheri Gold, of Advent Design, who had contracted with Westbury for the design of the renovation of our common areas and other early phases of the project. These documents have been downloaded on a free CAD system by Alan Comrie. Because of serious illness Sheri is unable to complete all of the tasks in the agreement. Atty. Howard Rosenberg will draw up a letter of termination of contract for Sheri's signature. Upon receipt of the signed letter Westbury will be give Sheri a final payment of \$2,250.00 . She will have then received \$11,050.00 of the \$19,500.00 agreed to in our contract with her.

New Business

Ted Calabrese moved that a letter be sent to Kathy St. Onge, owner of 20/308, notifying her that her tenants were in violation of the rule prohibiting use of the elevators in move-ins/move-outs. The motion carried. Brian Milano will write a letter informing her of the violation.

Ted Calabrese asked if a prohibition on car washing can be included in the Westbury Rules. It was agreed that there is to be no car washing on the property.

Audience to Visitors

H. Keller reported bats had entered her unit—no one knows how—necessitating a series of rabies shots for her and Fran Dunn. M. Levitz suggested the possibility of installing a bat house on the property.

F. Dunn asked if it would be possible to install a hose caddy on the buildings to keep the hoses neater. M. Levitz thought not.

K. Sibley asked about posting a 5 MPH sign on property drives. M. Levitz said the speed limit would be posted. It was agreed that people should drive right on the driveways.

L. Swanson reported the forsythia and euonymous shrubs behind 869 are overgrown and need trimming. And that the ivy surrounding the buildings is a

haven for insects. She also mentioned that the outer steps, west stair well, 869, need repair.

P. Miller, expressed thanks for the update on Sheri Gold and asked, "Where are we now?"

I Levitz replied, "Ready to move ahead."

The meeting adjourned at 8:35.

Recorded and submitted by Joyce Falkin, Secretary