

**MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
125 East 13th Street**

BOARD MEETING REVIEW – WEDNESDAY, MAY 18, 2011

MEMBERS PRESENT

Lisa Caradonna, Treasurer
Lynda Massa, Director
Harry O'Halloran, President
Beth Aversa, Secretary
Annika Weckerle, Vice President

MANAGEMENT REPRESENTATIVES

Chuck Patterson, Property Manager
Jessica Peterson, Property Supervisor

The May 18th BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the 2011 session of the MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION 125 EAST 13TH STREET (henceforth referred to as “the Lofts Association”) began at 7:02 P.M. The Board PRESIDENT of the Lofts Association (henceforth referred to as “President”), **Harry O'Halloran**, asked BOARD OF DIRECTOR MEMBERS (henceforth referred to as “Directors”) to refer to the agenda, and asked that it be amended.

ACTION ITEM #1: APPROVE MINUTES

Director **Lynda Massa** moved that the minutes from the March 23rd, 2011 meeting be approved. Director **Harry O'Halloran** seconded. The motion passed without dissent.

PRESIDENT'S REPORT

President **Harry O'Halloran** had no updates.

TREASURER'S REPORT

President **Harry O'Halloran** ceded the floor to Director **Lisa Caradonna**, Board Treasurer, for the Financial Report.

MANAGEMENT REPORT

President O'Halloran ceded the floor to **Chuck Patterson** for the Lofts Association management report.

ACTION ITEM #2: APPROVE FAÇADE PROPOSAL

The Board approved Management request to contact the three lowest façade repair bidders to negotiate bid price reductions and conduct interviews.

Director **Harry O'Halloran** moved to approve. Director **Beth Aversa** seconded. The motion was approved without dissent.

ACTION ITEM #3: APPROVE FUNDS TRANSFER

The Board discussed the approval of several fund transfers.

1) Approve transfer of \$91,500 from Operating Reserves GL 117000 to Replacement Reserves Account GL 132002.

Director **Lynda Massa** moved to approve. Director **Annika Weckerle** seconded. The motion was approved without dissent.

2) Approve transfer of remaining Operating Reserves GL 117000 balance to Operating Account GL 112000.

Director **Beth Aversa** moved to approve. Director **Annika Weckerle** seconded. The motion was approved without dissent.

3) Approve transfer of \$15,804 from Operating Reserves GL 112000 to Replacement Reserves Account GL 132002.

Director **Lynda Massa** moved to approve. Director **Lisa Caradonna** seconded. The motion was approved without dissent.

4) Approve unbudgeted transfer of excess operating funds of \$65,000 from Operating GL 112000 to Replacement Reserves Account GL 132002.

Director **Harry O'Halloran** moved to approve. Director **Lisa Caradonna** seconded. The motion was approved without dissent.

ACTION ITEM #4: APPROVE TERRAZZO FLOOR CLEANING

The Board discussed the terrazzo floor cleaning bids. The Board will continue to go with AD Floorcare, the current service provider, as this was the lowest bid. The Board also requested that Management look into scheduling the terrazzo floor cleaning twice a year, as had been budgeted, instead of just once a year.

Director **Annika Weckerle** moved to approve a contract with AD Floorcare for the amount of \$1,100. Director **Lisa Caradonna** seconded. The motion was approved without dissent.

ACTION ITEM #5: APPROVE REFUSE CONTRACT PROPOSAL

The Board discussed the approval of extending the building's current refuse contract with Roy Strom so as to obtain a needed new trash container at no charge. Additional bids for identical service levels were presented to allow the Board to assess the Roy Strom proposal.

President **Harry O'Halloran** moved to approve a three year extension of the Roy Strom contract for a cost of \$7,275. Director **Beth Aversa** seconded. The motion was approved without dissent.

ACTION ITEM #6: APPROVE LIFE SAFETY TEST CONTRACT

The Board discussed the approval of a Life Safety Contract. Bids had been received from Siemens, SimplexGrinnell and M&R Electronic Systems, Inc.

Director **Beth Aversa** moved to approve an M&R Electronic contract for a cost of \$1,300. Director **Annika Weckerle** seconded. The motion was approved without dissent.

ACTION ITEM #7: APPROVE PAINTING CONTRACT

The Board discussed the bids that had been received to paint the building's common areas, such as the lobby, elevator lobbies and residential floors.

The Board agreed to table this topic until the 2012 Budget is more finalized.

ACTION ITEM #8: APPROVE HANDICAP DOOR OPENER PROPOSAL

The Board discussed the approval to purchase a handicap door opener for the west alley door. Given the cost, the Board agreed to table this topic for further discussion until the 2012 budget has been created.

ACTION ITEM #9: APPROVE RECYCLING CONTAINER PROPOSAL

The Board discussed the proposal to purchase four recycling containers to place in the parking garage.

Director **Lynda Massa** moved to approve the purchase of four recycling containers for a cost not to exceed \$500. Director **Lisa Caradonna** seconded. The motion was approved without dissent.

ACTION ITEM #10: APPROVE GENERATOR REPAIR PROPOSAL

The Board discussed the approval of recommended emergency generator bids from Lionheart.

Director **Beth Aversa** moved to approve repairs for the Emergency Generator by Lionheart in the amount of \$3,248. Director **Lynda Massa** seconded. The motion was approved without dissent.

ACTION ITEM #11: RATIFY APPROVAL OF TAX APPEAL

Director **Harry O'Halloran** moved to ratify the email vote to approve Elliot and Associates to file an additional tax appeal on the behalf of all unit owners. Director **Lisa Caradonna** seconded. The motion was approved without dissent.

ACTION ITEM #12: RATIFY ATTORNEY SELECTION

Director **Beth Aversa** moved to ratify the email vote to approve Bancroft, Richman and Goldberg as attorney of record for the Association. Director **Lynda Massa** seconded. The motion was approved without dissent.

ACTION ITEM #13: RATIFY ELEVATOR LOAD TEST CONTRACT

Director **Beth Aversa** moved to approve the purchase of four additional carts for a cost not to exceed \$600. Director **Lisa Caradonna** seconded. The motion was approved without dissent.

MEETING ADJOURNMENT

President **Harry O'Halloran** moved that the meeting be closed at 7:47 pm. Director **Lisa Caradonna** seconded. The motion was approved without dissent.