

**MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
125 East 13<sup>th</sup> Street**

**BOARD MEETING – WEDNESDAY, MAY 21, 2014**

**MEMBERS PRESENT**

Harry O’Halloran, President  
James Skakolski, Vice President  
Jerry Massa, Treasurer  
Dean Valentine, Secretary

**MEMBERS ABSENT**

Diane Sabol, Director

**MANAGEMENT REPRESENTATIVES**

Cherie Murphy-Schmidt, Property Manager  
Laurie Wishnoff, Property Supervisor

The MAY 21, 2014 BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION 125 EAST 13<sup>TH</sup> STREET (henceforth referred to as “the Lofts Association”) began at 7:00 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.

**ACTION ITEM #1: APPROVE MINUTES**

Vice President **James Skakolski** moved that the minutes from the February 26, 2014, meeting be approved. Treasurer **Jerry Massa** seconded. The motion passed without dissent.

**PRESIDENT’S REPORT**

President **Harry O’Halloran** delivered the President’s Report, included an update on the 2014 operating expenses vs the budget and advised owners that management will be keeping a close eye on expenses to ensure funds are spent properly and assessments are collected according to the governing documents.

**TREASURER’S REPORT**

President **Harry O’Halloran** ceded the floor to **Laurie Wishnoff**, Property Supervisor, for the Financial Report.

## **MANAGEMENT REPORT**

President **Harry O'Halloran** ceded the floor to **Cherie Schmidt, Property Manager** for the Association Management Report.

### **ACTION ITEM #2: APPROVE 2013 AUDIT**

The Board resolved to approve the 2013 audit provided by Picker & Associates.

Vice President **James Skakolski** moved to approve. Secretary **Dean Valentine** seconded. The motion was approved without dissent.

### **ACTION ITEM #3: PLUMBING PROPOSAL APPROVAL**

The Board resolved to approve the plumbing proposal from Jack's Plumbing to replace 4 cracked pipes in the amount of \$4,200

Secretary **Dean Valentine** moved to approve. President **Harry O'Halloran** seconded. The motion was approved without dissent.

### **ACTION ITEM #4: HOMEOWNER REQUEST TO COMBINE UNIT**

The Board resolved to approve the request of Richard and Noreen Woddewig to combine their units legally into one pin number and one unit. Owners are responsible for any costs associated with this matter.

Vice President **James Skakolski** moved to approve. Secretary **Dean Valentine** seconded. The motion was approved without dissent.

### **ACTION ITEM #5: FIRE PUMP TESTING PROPOSAL APPROVAL**

The Board resolved to approve the proposal from Complete Pumps to perform the annual testing of the fire pumps in the amount of \$770.

President **Harry O'Halloran** moved to approve. Vice President **James Skakolski** seconded. The motion was approved without dissent.

### **ACTION ITEM #6: CINTAS CONTRACT APPROVAL**

The Board decided to table the discussion regarding the Cintas contract.

## **MEETING ADJOURNMENT**

Secretary **Dean Valentine** moved that the meeting be closed at 7:35 pm.  
President **Harry O'Halloran** seconded. The motion was approved without dissent.