

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

BOARD MEETING – WEDNESDAY, JULY 23, 2014

MEMBERS PRESENT

Harry O'Halloran, President
James Skakolski, Vice President
Jerry Massa, Treasurer
Diane Sabol, Director

MEMBERS ABSENT

Dean Valentine, Secretary

MANAGEMENT REPRESENTATIVES

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

The JULY 23, 2014 BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the MUSEUM PARK LOFTS CONDOMINIUM ASSOCIATION 125 EAST 13TH 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 May 21, 2014, meeting be approved. President **Harry O'Halloran** seconded. The motion passed without dissent.

PRESIDENT'S REPORT

President **Harry O'Halloran** delivered the President's Report, which included an update on the 2014 operating expenses vs the budget and advised owners that the Board will be working with an energy consultant to learn ways the building can be more energy efficient. In addition, the owners were advised the maintenance staff has begun to learn and take on more duties thus requiring less outside contractor work/involvement which will help the Association save on costs.

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 MURPHY MILLER PROPOSAL

The Board resolved to approve the replacement of the 2nd stage compressor for the lobby air conditioning in the amount of \$3,125.00

President **Harry O'Halloran** moved to approve. Director **Diane Sabol** seconded. The motion was approved without dissent.

ACTION ITEM #3: APPROVE AMENDMENT TO COMBINE UNITS

The Board resolved to approve the amendment to the Declaration to combine units 1111 and 1112 legally into one tax pin number and one unit number.

President **Harry O'Halloran** moved to approve. Director **Diane Sabol** seconded. The motion was approved without dissent.

ACTION ITEM #4: DRAPERY CLEANING PROPOSAL

The Board resolved to approve the American Drapery Cleaning to clean the lobby drapery in the amount of \$280.00

President **Harry O'Halloran** moved to approve. Director **Diane Sabol** seconded. The motion was approved without dissent.

MEETING ADJOURNMENT

President **Harry O'Halloran** moved that the meeting be closed at 7:11 pm. Vice President **James Skakolski** seconded. The motion was approved without dissent.