

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

BOARD MEETING – THURSDAY, OCTOBER 10, 2013

MEMBERS PRESENT

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

MANAGEMENT REPRESENTATIVES

Cherie Murphy-Schmidt, Property Manager
Jessica Peterson, Property Supervisor

The October 10, 2013 BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the 2013 session 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

President **Harry O’Halloran** moved that the minutes from the August 6, 2013, meeting be approved. Treasurer **Jerry Massa** 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 budget, which will be distributed to all owners for 30-day review.

TREASURER’S REPORT

President **Harry O’Halloran** ceded the floor to **Jessica Peterson, 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: RATIFY BULK GAS CONTRACT

The Board resolved to ratify the email vote to approve the bulk gas contract at \$.4559 per therm with Integrlys Energy.

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

ACTION ITEM #3: RATIFY BULK ELECTRIC CONTRACT

The Board resolved to ratify the email vote to approve the bulk electric contract at \$.0631 per kWh with Integrlys Energy.

President **Harry O'Halloran** moved to approve. Treasurer **Jerry Massa** seconded. The motion was approved without dissent.

ACTION ITEM #4: APPROVE EMERGENCY GENERATOR CONTRACT

The Board resolved to approve the emergency generator contract with Lionhart Engineering for a cost of \$997.

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

ACTION ITEM #5: 2014 BUDGET FOR DISTRIBUTION

The Board resolved to approve the 2014 operating for distribution to homeowners, which includes a 3% assessment increase.

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

ACTION ITEM #6: APPROVE AUDIT CONTRACT

The Board resolved to approve Picker and Associates to complete the 2013 audit, pending receipt of the draft audit at by March 2013.

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

ACTION ITEM #7: APPROVE FITNESS MAINTENANCE CONTRACT

The Board resolved to approve Fitness Connection for preventative maintenance in the fitness center for a cost of \$430.

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

ACTION ITEM #8: APPROVE LANDSCAPING CONTRACT

The Board resolved to approve McFarland Douglas for 2014 landscaping for a cost of \$5,150.

Treasurer **Jerry Massa** moved to approve. Vice President **James Skakolski** seconded. The motion was approved without dissent.

MEETING ADJOURNMENT

President **Harry O'Halloran** moved that the meeting be closed at 7:12 pm. Treasurer **Jerry Massa** seconded. The motion was approved without dissent.