

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

BOARD MEETING – THURSDAY, NOVEMBER 29, 2012

MEMBERS PRESENT

Harry O'Halloran, President
James Skakolski, Vice President
Russ Petro, Secretary
Jerry Massa, Director

MANAGEMENT REPRESENTATIVES

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

The November 29th BOARD OF DIRECTORS (henceforth referred to as “the Board”) meeting of the 2012 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.

ACTION ITEM #1: APPROVE MINUTES

Vice President **James Skakolski** moved that the minutes from the October 25th, 2012 meeting be approved. Secretary **Russ Petro** seconded. The motion passed without dissent.

PRESIDENT'S REPORT

President **Harry O'Halloran** announced the Annual Meeting on December 6th, 2012 and Holiday Party on December 14th. Homeowners were also informed of the staff holiday fund.

TREASURER'S REPORT

President **Harry O'Halloran** ceded the floor to **Jessica Peterson, Property Supervisor**, for the Financial Report.

MANAGEMENT REPORT

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

ACTION ITEM #2: 2013 BUDGET ADOPTION

The Board resolved to formally adopt the 2013 draft budget, which calls for a 3% assessment increase.

Director **Jerry Massa** moved to approve. Secretary **Russ Petro** seconded. The motion was approved without dissent.

ACTION ITEM #3: PET FEE INCREASE

The Board resolved to increase to the pet fee from \$25 to \$50 per dog per year beginning in 2013. This charge is billed annually in July.

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

ACTION ITEM #4: FITNESS CENTER PREVENTATIVE MAINTENANCE

The Board resolved to approve a contract with Fitness Connection for bi-annual maintenance for the fitness equipment in the amount of \$430.

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

ACTION ITEM #5: FINE RATIFICATIONS

The Board resolved to ratify two unit fines for a noise violation and common area damage, which were discussed and levied in closed session.

Secretary **Russ Petro** moved to approve. Director **Jerry Massa** seconded. The motion was approved without dissent.

MEETING ADJOURNMENT

Vice President **James Skakolski** moved that the meeting be closed at 7:07 pm. President **Harry O'Halloran** seconded. The motion was approved without dissent.