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Meeting of the Board of Directors
Wednesday, June 20, 2018 at 7:30pm
Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 7:30pm.

Roll Call

Robert Perlman, President
Rosalie Caplan, Vice President
Bertica Robinson, Secretary
William Gennaro, Treasurer
William Chaiken, Director
Robert Fisher, Director
Linda Lustig, Director
Not Present: Donald Pinkus, Director
Geta Yurovitsky, Director

Proof of Notice

Notice properly posted.

Robert Perlman commenced the meeting by introducing Julie Gonzalez, the new Assistant Manager and Manuel Pena, the new Director of Engineering and Maintenance.

Treasurer's Report for May presented by William Gennaro:

Year to Date Income May

Income: \$45,070.00
Under Budget by: \$2,179.00

Income YTD \$4,072,667.00
Over Budget by \$114,069.00

Expenses:

Actual: \$497,428.00
Under Budget by \$68,457.00

YTD Actual Expenses

Actual: \$2,725,911.00
Under Budget by \$898,633.00

Operating Account: \$867,620.00
Payroll: \$76,410.00
Money Market: \$63,778.00

Special Assessment

Special Assessment Account: \$1,732,590.00
Special Assessment Collected from August 1, 2017 through May 31, 2018: \$2,748,465.00
Total Expenses from August 2017 through May 31 for the Special Assessment: \$1,015,875.00
Remaining on the Account: \$1,732,590.00
Delinquencies for the Special Assessment: \$10,800.00.00 (2 are in foreclosure, 1 is in collection)

Secretary's Report

Bertica Robinson presented.

Committees Report

Betty Gennaro presented.

OLD BUSINESS

Update on Concrete Repair

Robert Perlman mentioned the opening of the pool. The shower by the beach is now being replaced with the new tile.

There was a cost increase on the construction project, but we are still within the 20% over range. Bill Gennaro and Bertica Robinson keep a close watch on the costs.

The Association ended the relationship with All Dry. Those unit owners that are using them and may have some difficulty with them may come to the office and speak to Julie for some directive.

Robert Perlman asked the board about not having a board meeting in July as there are not many people here and made a motion to waive the July meeting.

Bertica Robinson seconded the motion

All in favor say ay

The motion to table the item passed unanimously by 7 votes.

Robert Perlman also mentioned that the approval of the budget would be on a different date, as the regularly scheduled September meeting on the 3rd week of the month falls during a holiday.

Robert Perlman stated that there are two paint color choices for the balcony floors for residents to choose. One color is in the beige family and the other is a grey. If a color is not chosen, the default color is grey.

Gym Floor Discussion and Possible Vote

A company was brought in to test the soundproofing on the floor. A proposal was received, and the unit owner has agreed to pay one half of the cost. Documents are being prepared by the association attorney; the unit owner above the gym will pay for half the cost and when the association moves forward with the installation, that the unit owner releases the association of any further demand(s).

Board discussion.

Linda Lustig motioned the board approve the new gym floor subject to adding the ADA ramps as needed and city contingency on what has to be done.

William Chaiken seconded the motion.

On a 4 No to 3 Yes votes, the motion did not pass.

Robert Perlman motioned to approve the new gym floor based as follows: 1. a physical rendering of what the gym floor would look; 2. city compliant; 3. ADA requirement; and 3. the new price reflects the agreement for one half of the new cost.

Linda Lustig seconded the motion.

The motion passed on 4 Yes to 3 No votes.

NEW BUSINESS

Grievances

Robert Perlman made a motion to fine the resident for a noise violation and to be sent to the Grievance Committee.

Bertica Robinson seconded

The motion passed unanimously

Robert Perlman made a motion to fine the resident for trash violations and to be sent to the Grievance Committee.

Bertica Robinson seconded

The motion passed unanimously.

Adjournment

Bertica Robinson motioned to adjourn the meeting.

Rosalie Caplan seconded the motion.

The meeting was adjourned at 8:30pm

Good and Welfare