

BAY SQUARE CONDOMINIUM BOARD OF TRUSTEES
MEETING MINUTES
Monday, April 25, 2011
7:00 PM

Present: Jackie Landau, Mehmet Rona, Katie Moore (via Skype), Meredith Leshkovich, Phil Renzi, and Joe Andrade. Alternates: Louise Druke, John Patrick, Sue Owen.

Appointments: Jackie Landau was appointed Chair, Mehmet Rona, Treasurer and Debbie Liu, Secretary.

Minutes: The minutes of the April 4th meeting were read and approved.

Financials: The financial statements for the March 1, 2011 through March 31, 2011 were read and approved.

Maintenance Report: Additional estimates will be obtained for the doors to get into the elevator from the garage to allow easier access to the elevators. The elevators are continuing to be monitored to prevent breakdowns. Preparation for the pool opening will begin April 26th. The garages will be power washed in May. Window cleaning is scheduled for May. Third floor laundry room leak was cleaned up and it was decided that measures would be taken to prevent this from happening again. In 2010 there were 36 clogged drains in the building. Drain Doctor was called in 3 instances. The replacement of shower faucets was recommended to prevent leaks.

Diesel Storage Tank: Due to misplaced parking signs by the City, tree and tank removal were delayed. The project will resume on Thursday, April 28th. The soil will be sent for analysis and a tree planted to replace the Branford pear that was cut down. A temporary fence will be put in place until the job is finished.

Planter waterproofing: JP Spillane is prepared to start on the project as soon as the trees are removed. It was approved to use a liner for the planters at an additional cost of \$1200.

Roof: It was decided to send the ladder to Melrose Forge for resurfacing. Ambrose is ready to work on the remaining roof and skylight leaks.

Other Old Business: Pool rules will be sent out when the pool is opened. There have been no new complaints about smoking in the building. The Mass Market will place their sign where it has been in prior years. The lease for unit 615 has been renewed. The Buddhist Center has removed speakers from their ceiling. A vote of 4 to 1 was made to continue Bay Square's contract with Comcast cable. The building phones have been consolidated to greatly reduce the cost.

The next meeting is scheduled for Monday, May 23rd at 7pm.

The Board will meet Monday, May 16th at 10am to discuss the Reserve Study.