

BAY SQUARE MINUTES TUESDAY, FEBRUARY 19, 2008

The meeting was called to order by Derik Opdyke.

As none of the three candidates—Ann Oppenheimer, Meredith Leshkowich, and Tim Rand—had received a majority vote at the annual meeting, and so had not been formally *elected* as trustees, the two continuing trustees, Nancy Jacobson and P. Oktor Skjaervo, appointed the three candidates as trustees.

The entire new board was now in attendance: Ann Oppenheimer, Nancy Jacobson, P. Oktor Skjaervo, Meredith Leshkowich, and Tim Rand. Also present were Joe Adrade and John Patrick.

The **legal forms** appointing the new board members were signed.

Derik explained the duties of the Chair as communicator with Thayer, pointing out that the Chair can also delegate tasks and use other board members as communicators if so desired.

**New Board:**

Ann Oppenheimer then nominated Nancy Jacobson for Chair, Oktor seconded, and Nancy accepted.

Ann Oppenheimer and Oktor Skjaervo were nominated for treasurer and secretary, respectively, the nominations were seconded, and the nominees accepted.

The votes on the new board were unanimous.

The board having met in the conference room, there was no **Open Session**.

Since John Patrick had been managing the **Website**, there was a brief discussion re its future. Tim agreed to update the bulletin section of the website.

The secretary will send John minutes after approval, and John will post them.

The **minutes** from the January 28 meeting were approved.

There was no discussion re **financials**.

The **hot-water Boiler** issue was discussed.

Derik recapped last meeting's discussion: the 2 Lochinbar boilers are 19 years old, which is a good life-time for this equipment. One is still working, the other now dead. We need to decide whether to replace only one or both at this junction.

Derik explained the various types, their advantages and disadvantages, and prices.

Some of the information being still missing for some of the types re warranties, workings, prices, this will be investigated and provided for the next meeting.

The **Balconies** issue was discussed.

Derik reviewed the bid results and the work we have done on this so far, pointing out that we have spent over a year looking into all aspects of this issue for over a year, including installation problems, materials, expenses. At this time, it is clear that replacement will be cheaper and better in the long run than repainting every 3-4 years.

**New business.**

Various issues were discussed, among them chimney cleaning in the pent houses, which Joe will look into.

It was decided to purchase a defibrillator to be kept at the concierge desk. John will investigate prices.

Next 2008 meetings:

March 24, April 22, May 27.

The meeting was adjourned at 8:30 pm.