

BAY SQUARE CONDOMINIUM BOARD OF TRUSTEES
JULY, 21, 2009 MEETING

Call to order: 7 PM

Present: Sharon Britton, Amir Hasson, Meredith Leshkowich, Ann Oppenheimer, Derick Opdyke, Joe Andrade

Minutes: The minutes of the June 28th meeting were approved as presented.

Open Session: Diane Remin asked the cost of legal fees connected with Fatima Melo. She was told that we would be happy to get the answer to her.

Financials: The financials were presented by Derik Opdyke and accepted.

Roofing Project: Completion is scheduled for the end of the month. There are several 'punch list' projects to address such as painting railings, replacing skylight flashings, and pavers on the terraces. The slider doors have not been received as yet, and will be installed as soon as they arrive.

The chimney flue/kitchen duct from the kitchen in the Buddhist center kitchen will be cleaned. Derik will arrange for that to be done.

Fire Alarm Panel Replacement: Work on replacing the fire alarm panel will begin this Friday, July 24th. The testing will begin at 10 AM. Verbal announcements will be made stating that "this is a test" and a notice will also be put under the door to explain the timing of the alarms. Work is scheduled for 8 to 4 and the system will be reactivated daily. There will never be a lack of protection in the building. Work is scheduled to be completed by August 7th.

Wind Power: Derik is waiting for another proposal to compare it to the information he has received from the Synergy Investment Company before presenting it to the Board. Forrest Liao has continued to express interest in analyzing the benefits of this proposal.

Balcony Painting: After much research into the Company and dealers, the Board has decided to have 4 balconies painted in August using the Rhino Shield Ceramic Coating System. The balconies selected are in the north, east, south, and west areas. This will give us an opportunity to observe the quality of preparation and the 'wintering' of the product on the metal. Assuming that all is as we expect, the rest of the balconies will be done in the spring.

Storage Lockers: There are two storage lockers in the lower garage that the board will offer to owners. They will be offered on a rental basis at \$30 per month. A lottery system will be conducted and those who are interested can submit their names to be included in the lottery. We will send out an announcement when the lottery will take place.

Gym Lockers: The lockers in the gym are there for use while using the pool or exercise area and not for storage. September 1st, all locks will be clipped and contents thrown out. From then on, lockers will be cleaned out on a monthly basis.

Miscellaneous: Due to lack of space, the Board must decline Forrest Liao's offer of a kick stand exercise ball for the gym. We thank him for the offer.

The meeting was adjourned at 9:20.

The next Board Meeting is scheduled for Wednesday, August 26th at 7 PM.

(Following item was inadvertently omitted from July minutes and added as an amendment on Jan. 25. SB, JL,ML,AO)

Appointment of Jackie Landau to Bay Square Board of Trustees: The board voted to appoint Jackie Landau to the Board of Trustees to complete the term of Oktor Skjaervo, who resigned from his position in May 2009. Landau will attend her first meeting on August 26. Landau was one of two Bay Square owners to respond to an appeal from the board for volunteers to complete Skjaervo's term.