BAY SQUARE CONDOMINIUM BOARD OF TRUSTEES
MEETING MINUTES
Wednesday, August 4, 2010

Present: Jackie Landau, Mehmet Rona, Debbie Liu, Amir Hasson (via Skype), Derik Opdyke, and Joe Andrade.

Open Session: Diane Remin, Debbie Koplow, Pam Weiss.

New Board Members: Nancy Jacobson has been appointed to carry out the rest of Amir Hasson's term on the Board. Katie Moore has been appointed to fill the fifth seat on the Board. Meredith Leshkowich has been appointed to be the Community Garden Director.

Minutes: Mehmet Rona to circulate minutes of June 28, 2010 for approval.

Financials: The financial statements for the period June 1, 2010 through June 30, 2010 were read and approved. **Motion was passed to transfer up to $200,000 from Morgan Stanley to Cambridge Savings Bank.**

Sliders: Installation of the first 45 sliders will start this week; notices with payment instructions will be sent out to all participating residents. **Motion was passed to accept the $4500 extra rigging charge to the Association for these installations.** A second order of 55 sliders has been placed.

Balcony Railings: Eight more balconies remain to be painted.

Courtyard planters: The demolition and waterproofing of planters will start around Labor Day. Shrubs and flowers (no trees) will be planted in the new planter beds.

Maintenance Report: Broken condensation pumps in affected first floor units have been replaced and condensation sensing devices put in place. New heat pumps have been ordered. New Green St. fences are in place. Garages will be power washed; a notice will be sent out to all residents to move their vehicles during the cleaning. A new Massachusetts law requires the testing of the generator diesel tank; however, the diesel tank is buried underground. The Board will be budgeting for the removal and possible replacement of a new diesel tank in the upcoming year(s). A notice will be sent out to suggest all residents to check and rebuild their shower valves as several units this year have shower valve leakage problems that went undetected, causing the ceilings of the units below to collapse.