

**BAY SQUARE CONDOMINIUM BOARD OF TRUSTEES MEETING
AUGUST, 26, 2009**

PRESENT: Sharon Britton, Jackie Landau, Ann Oppenheimer, Meredith Leshkowich, Derik Opdyke, Joe Andrade

MINUTES; The minutes of the July 21st meeting were approved as presented.

OPEN SESSION : No one other than the board was present.

FINANCIAL: The financial report was presented by Derik Opdyke and accepted.

ROOFING PROJECT: A representative from Progressive Roofing, our engineer, Robert Wilkin, Derik Opdyke and Joe Andrade toured the building and created a punch-list of items that need to be completed before final payment made. The slider doors are scheduled to be installed around the 15th of September.

FIRE ALARM PANEL: Installation of the new fire panel has been completed. Simplex and our engineer are working on a more efficient way to connect the carbon monoxide monitors to the main panel. This will not have any impact on the building.

SMOKING: Sharon Britton is working on a letter that will be sent out in September explaining the steps needed to create a smoke-free building.

BALCONIES: Rhino-Shield has completed painting four balconies. The preparation work looked good and if the product holds up as expected, we will go forward and schedule more balcony painting in the Spring.

WINDMILLS: Derik Opdyke has met with Richard Costello of IBEW and will schedule a meeting in September to discuss the feasibility and efficiency of windmill power.

STORAGE LOCKERS: The procedure for assigning the two available storage lockers was revised. Any owner who has not yet purchased a storage locker and would like one will be given preference. If more than two owners who do not have lockers are interested, they will participate in a lottery at the next Board meeting. Winners will be able to purchase a locker for \$450. If there are any lockers left after that, there will be another lottery for owners who already have lockers and want to rent another one for \$30 a month. If anyone already has two lockers, they will not be eligible to participate in the lottery.

GYM LOCKERS: A sign will be posted in the locker rooms stating that the lockers are for daily use only and that that personal items should not be stored in any locker.

Maintenance: Several sections of pipe in the lower garage need to be replaced

Window washing will be scheduled

Main drains from the roof will be power cleaned

The grease trap from the Buddhist kitchen has been cleaned and now will have a filter installed

The pump in the cooling tower has been repaired.

The Fall Picnic has been scheduled for Friday, October 2nd.

The meeting adjourned at 8:40.

The next Board Meeting is scheduled for Wednesday, September 30th at 7 PM.