

Bay Square Minutes
September 24, 2007

The meeting was called to order by Chair, John Patrick at 6:05 pm. Attending were Board Members Ann Oppenheimer, Nancy Jacobson, Oktor Skjaervo. Joe Andrade and Derik Opdyke were also present. Jackie Landau arrived later.

No one appeared for the **Open Session**.

Minutes were approved unanimously.

Financials were presented by Derik who agreed to check on a couple of items.

The **pergola** contract has gone out and work will begin the end of October and finished by mid-November.

The **Fall BBQ** is being catered by Texas BBQ Express. Ann said all is in order.

There was a short discussion of the **2008 Budget**. Ann, Jackie, Derik and Ken from Thayer will meet to discuss. There will be an additional Board meeting to discuss the recommendations.

Joe reported on **Maintenance**. The drains need to be cleaned. The estimate is \$1600-2000. Money is in the budget. He will be changing the filters shortly. Some of the toilets have been leaking. In the future it might be wise to replace the toilets using 4 gallons of water for those using 1.6 gallons. The costs would be between \$225-250 plus installation if done in bulk. Oktor reported in Europe there are toilets with two flush buttons.

The capstone for Ph3 needs replacement for \$1600 and the loading dock drain needs work to the tune of \$1950. The estimates are from JW Waterproofing whom we have used before. Jackie moved and Ann seconded the motion to go ahead with both. Unanimous.

There was some discussion on the awnings and replacement shades for the California Cryobank windows. The Board suggested testing one window.

In the **New Business** the history of deeded parking spaces vs easement parking spaces was discussed after a Thayer lawyer had gone over it. Apparently it is too complicated to deal with and easier to live with. When the new roofing takes place in the future, the question of solar heat or water might be considered.

The next meeting will take place on Monday October 29 at seven. There will be a special Budget meeting on October 22 at seven. The November meeting will take place on the 26th at seven.

Nancy C Jacobson

Secretary