

BAY SQUARE CONDOMINIUM BOARD OF TRUSTEES MEETING
SEPTEMBER 30, 2009

Present: Sharon Britton, Jackie Landau, Ann Oppenheimer, Meredith Leshkovich, Derik Opdyke, Joe Andrade

Open Session: No one other than the Board was present.

Rhino Shield: John MacMahon presented reasons for additional cost to his original proposal to repaint the balconies. After considering the cost increase, it was agreed and approved to accept the bid. Painting of the balconies to begin in the Spring of 2010.

Minutes: The minutes of the August 26th meeting were approved as presented.

Financial: The financial report was presented by Derik Opdyke and approved. The financial committee will meet with Derik on Monday, October 19th to draft the operating budget for 2010. It will be completed and presented to the Board at the October 19th meeting.

Roof: The roofing installation has been inspected and approved by the manufacturer. Two patio doors are still on order and will be installed as soon as they arrive. The replaced pavers on the balconies will be treated with vinegar to correct color imperfections.

Smoking: A packet explaining the steps necessary to address to make Bay Square a nonsmoking building will be sent out in October.

Maintenance: Windows have been cleaned and the green mold in the front of the building removed.

A new pump has been installed in the spa and a filter valve replaced.

The fire panel has passed the regular fire alarm test on September 30th. A remote sensor has been installed at the desk to monitor the garage sensors.

Electric lights have been repaired in the patio and pool areas.

The drains will be cleaned this month.

Hinges on the front doors have been replaced.

Joe will change the filters in the units and at the same time check the shutoff valves on the toilets.

If the valve needs to be replaced, he will give the owner the name of a plumber who will do the work. He will also be checking to see if there are any fogged windows or damaged screens that need to be replaced.

The meeting adjourned at 9:15

The next Board Meeting is scheduled for Monday,
October 19th at 7PM.