

BAY SQUARE CONDOMINIUM BOARD of TRUSTEES MEETING
NOVEMBER 16, 2009 7:30 PM

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

OPEN SESSION: Linda McQuaid, PH4 inquired about the replacement/repair of the pavers that had been removed and replaced on the patio during the roofing project. The replacement has not been completed. Derik Opdyke is contacting the roofing company to be sure that this item is completed to the satisfaction of the owner.

Agnes Darbinian, Unit 606, presented Derik Opdyke with a letter that had not been answered by the management company. The letter will be addressed.

MINUTES: The minutes of the October 19th meeting were approved as presented.

FINANCIAL: The financial report was presented by Derik Opdyke .

BUDGET 2010: Items necessary for completion of the 2010 capital budget were discussed. The Board will meet Monday, Nov. 23, at 7:30 pm to finalize the new budget.

ROOFING PROJECT UPDATE: The two sliding door units that needed to be replaced as part of the roofing project have not yet been received by the contractor. Derik Opdyke will call the contractor on November 17 to inform him that we will obtain an outside contractor to complete the unfinished work (the pavers on the penthouse balconies and the slider doors.) unless outstanding completed within a set time.

SMOKING: 44 units have responded. A follow-up letter will be sent out before November 20th to all owners who have not yet voted. Phone calls will be made to owners not responding to the second letter.

STORAGE LOCKERS: Derik Opdyke will send a follow-up letter to owners who currently do not have a storage locker, informing them of the date for the lottery drawing for the two available lockers. The lottery will be held at the next board meeting, December 21st at 7PM.

GYM LOCKERS: A reminder notice will be sent on November 16 to every unit informing people of the policy that limits locker use on a per-visit basis to the gym or pool. Signs will be placed in the locker rooms as a reminder of this policy.

MAINTENANCE REPORT:

The building's power booster pump has been replaced

The west side of the building needs heater replacement

Filters have been changed and the shut -off valves checked in bathrooms.

The fence on Green Street will be repaired

POOL/SPA: Amir Hasson presented an argument for keeping the pool and spa opened longer than the suggested November 15th closing. It was decided that Joe Andrade and Derik Opdyke have the final authority to close this area and will do so before December 15. Ryan Petterson volunteered to work with Amir Hasson to research possible coverings for the jacuzzi.

The meeting ended at 9:15 pm and the Board then went into Executive Session.

The next Board Meeting is scheduled for December 21, 2009 at 7PM