

Bay Square Minutes November 26, 2007

The meeting was called to order by Chair, John Patrick at 7:12 pm/ Attending were Board Members Ann Oppenheimer, Nancy Jacobson, Okotor Skjaervo and Jackie Landau. Joe Andrade and Derik Opdyke were also present.

Open Session: An owner complained that a Board member shushed her child in the lobby some time ago. The Board's response was that it should be handled by the two residents and was not an issue for Board consideration.

Meredith Leshkovich presented her final report on the summer flower planting and returned \$ 89 which she had not spent. The Board later presented her with a gift certificate in appreciation of her excellent work.

Minutes: The October Minutes rewritten by John were presented and approved.

Financial Report: Derik presented the report for October. There was some discussion. He also proposed an old/new format which tracks and projects Capital Budget and Reserve Expenses. The Board approved the idea but wishes to continue with the old format as well.

Maintenance: Joe reported the filter changes were finished, the three leaky toilets were identified and will be replaced and the new spa heater was installed. The waterproofing, capstones and loading dock projects are "in process". The pergola is finished but there were some questions regarding a crack and gaps at the top of columns. These will be brought to the attention of the contractor and be repaired. Also one column was lower than the other, a fact missed by the contractor but reworked on the job. The Board discussed pool closing dates. John moved, Oktor seconded and the Board voted unanimously to close the pool on December 1st with the spa to be closed at Joe's discretion. There was considerable discussion on the costs, which are not easy to calculate, for keeping the pool open in cold weather.

New Business: The Board decided to forego the holiday party because of the late date and have a mid-winter party in late January or early February. A flyer will be sent to the residents asking for volunteers to work on the project.

The next Board will be on Monday December 17 and the January meeting will be on Monday, the 28th. The Annual Meeting was scheduled for February 11th.

The meeting adjourned at 8:45 pm to go into Executive Session.

Nancy Jacobson, Secretary