

**Bay Square Condominium  
Trust Trustee Meeting  
Thursday, June 23, 2022  
6:00 PM – on Zoom**

I. **Board Members:** Mary Moore, Meredith Leshkowich, Rebecca Rudicell, and Catalina Arboleda

**Staff:** Jamie McDonald

**Owners:** John Patrick

II. **Minutes:** Reviewed and approved May 2022 Meeting Minutes

III. **Financials:** Reviewed and approved May 2022 Financials: Operating Fund Expenses of \$440,498; Reserve Fund Balance (Estimate) as of May 31, 2022  
of \$965,906

IV. **Maintenance Report – Joe Andrade** (Superintendent's report)

V. **Management Review:**

1. **Old Business**

2.

A. Structural Review: Contract was signed with Copeland.

B. Window Washing: Prime Multi Services came and looked and proposed: \$6,780 for cleaning; \$2,020 for boom lift; came highly recommended from another Thayer building. We all voted in favor.

3. **New Business**

A. Spa Blower: was replaced and is now functional.

B. Package Room Camera & Fob Reader: We approved getting the camera and fob reader for the package room.

VI. **Future Capital Projects; Prioritization**

**and Planning: Capital Projects for 2022**

A. TBD pending engineering report

**Executive Session:**  
**NEXT Board meeting. Tuesday, July 19<sup>th</sup> at 6PM**