

Annual Meeting Minutes February 10, 2018

Meeting was called to order by Chuck Zubak, President, at 10:05 a.m. Gene Tucker called the roll. Present was Chuck Zubak, Gene Tucker, Robert Robinson and Steven Wechsler. Absent with notice was Richard Dziedzic and Larry Law. Absent without notice was David Maffucci. A quorum was confirmed by Lin Sommers, with 92 people present or by proxy.

Gene Tucker read the minutes from the February 11, 2017 meeting. Chuck Zubak moved that the minutes be accepted and Gene Tucker seconded. All were in favor.

Chuck Zubak delivered the annual President's report talking about the Hot Wire project, the completed garage deck, the law suit that we have filed against Scheffler and Trident and about the deterioration of the box at the roof line and the repairs needed on the east end of our building. We have had an engineering site visit and will get a report next week. Chuck thanked all of those who have served on the Board this past year and for those that chose to be candidates this year.

Robert Robinson spoke briefly about financial report as of yearend. These are still unaudited figures and will report in March about audit.

Lin Sommers thanked her Election Committee who make any election a very smooth process: Barbara Lipkin, Connie Posterro, Charlie Heitbrink and Mumps Vucenich. She then spoke about the numerous large expenses we have had this year that have been handled out of our operating account money without additional special assessments. (see attached report). We have also had the special expenses of the generator replacement, the middle elevator machinery replacement and the garage deck with all the miscellaneous details that went with that such as repairing the ceiling on the 4th floor after damage from the deck failure and getting new equipment for the tennis courts as well as having the fencing taken down and reinstalled with needed repairs.

We completed a number of other maintenance projects (see attached report)

Lin, once again, submitted items to be considered for repair/replacement to the Board:

- New Sprinkler Pump (in progress)
- Hot Wire project (in progress)
- New Spa Heater (in progress)
- New boilers for roof (in progress)
- Garage Elevator (quote \$70,000)
- South entry doors (waiting on quotes)
- New garage entry door
- Pool Furniture
- Hallways (particularly the resident hallway by the Clubroom)
- Roof is past useful life
- Fire alarm is ancient

A break in the meeting was called to await the final tally on the Board election.

The Meeting resumed at 10:50 to announce the 2018 Directors as follows:

Chuck Zubak, Steven Wechsler, Robert Robinson, Gene Tucker, Michael Griffin, Al Kagan and Larry Law.

Chuck Zubak adjourned the meeting at 10:55 a.m.

February 10, 2018 Organizational Meeting

Lin Sommer, General Manager, called the meeting to order at 11:00 a.m. and asked for nominations for the Officers of the Board. After being unanimously approved, they are as follows:

Chuck Zubak, President
Steven Wechsler, Vice President
Robert Robinson, Treasurer
Gene Tucker, Secretary
Michael Griffin, Director
Al Kagan, Director
Larry Law, Director

After a brief discussion, the meeting adjourned at 11:15 a.m.