

Chuck Zubak, President, called the meeting to order at 6:30 p.m. Gene Tucker, Secretary, called the roll. Present were Chuck Zubak, Steven Wechsler, Gene Tucker, Michael Griffin, Al Kagan and Robert Robinson (via phone). Absent was Larry Law. Quorum established: 6/7

Gene Tucker motioned to approve the May 8, 2018 minutes without reading. Steven Wechsler seconded and the motion passed unanimously.

Robert Robinson gave the Treasurer's Report (see attached). Gene Tucker moved that the report be accepted, Chuck Zubak seconded and the motion passed unanimously.

Unfinished Business – NO agenda items

New Business

Fire Safety: Two proposals were presented: Farmer & Irwin and Wayne Automatic. Wayne Automatic was the least expensive, but it was not itemized. Lisa will get itemized pricing from Wayne Automatic. Tabled to the next meeting for more information.

Service Animal/ Emotional Support Application: Presented to the Board a Service Animal Emotional/Support Application prepared by Jennifer Cuhna, Esq. Designate area for the animals to relieve themselves was discussed. Suggestion was behind the garage. Gene Tucker moved to accept this policy and implement it immediately, Chuck Zubak seconded and the motion passed unanimously.

2019 Budget Review: No vote was taken. The presented 2019 proposed budget was not altered.

Homeowner Architectural Form: Tabled to revisit structure of the form.

Oracle Elevator: Two proposals were presented by Oracle for the modernization of the garage elevator; Fully modernize or partially modernize (\$38,012). Chuck Zubak moved to approve the Oracle contract to fully modernize garage elevator in the amount of \$65,939, Steven Wechsler seconded and the motion passed unanimously.

Packages for Homeowners: Packages were getting piled up and too big to store. Concierge had requested to have the packages delivered to the homeowners in residency. Board agreed on the following; Parameters: Oversized and over 20 pound packages the owner should make arrangements to pick them up- packages must be picked up before 2 weeks in holding, the homeowner will be notified after 2 weeks.

Social Committee: Mrs. Butkus stated that the Social Committee is requesting to have their fliers put up in the elevator. Multiple fliers will not be allowed in the elevator. The Board stated that they can put up their flier in the elevator, but the Board meeting notices will take precedence. Another alternative area will be considered.

Owners Comments/ Correspondence: A/C's getting blockage. Due to the debris clogging up the pipes, the Association is using an acid wash to clean out the pipes from the cooling tower to the individual. This will help the units run more efficiently. The dislodged debris is then going through the a/c units causing them block. Farmer & Irwin has been coming out to fix the a/c's at no charge. This issue may continue for the next few months.

Gene Tucker motioned to adjourn the meeting at 8:06, Chuck Zubak seconded and the motion passed unanimously.