

**Executive Session
Minutes 8/15/17**

Present:

**Matt Alfieri, President
Michael Variano, Vice President
Anne McKissick, Treasurer
Jim Brady, Secretary
Harriet Klugman
Anatoly Tchadliev
Lori Semeraro**

Also attending:

Jason Braun, Property Manager

Unit owner fell on walkway 8/10/17

Q. Need a railing?

A. Anywhere there are 4+ steps railings are required. We are compliant.

Board discussed upcoming Labriola work on drainage at 500's section of garages.

Gutter drain damaged by Verizon. Jason to work out with Verizon replacing the pipe.

Discussion of crew member salary and performance.

Board discussed the possibility of monitoring garbage sheds

**The Board voted and approved (7-0) to waive the right of first refusal for unit# 393
2 bedroom duplex unit with den and garage \$470,000**

Discussion of unit owner use of the Master Antenna.

- **Service was called. Unit owner now has 17 channels. Live jack is in unit. Vote was in 2009 not to upgrade the system.**
- **Letter sent to unit owner that he can upgrade the antenna at his expense, but that the condo has fulfilled its responsibility per the by-laws. All questions asked and answered nothing else to discuss**

Concerns about video/audio recording of vendors was discussed

As a follow-up to prior discussion, we will be looking into adding a "your call may be recorded" disclaimer on all phone calls/messages.

Survey for Unit Owners

- **Can be done through One Call Now or Survey Monkey**
- **October meeting, survey, special meeting to re-visit the bylaws?**

- **Items added/discussed:**
 - Indoor pool (Michael)**
 - Increasing fines (Michael)**
 - Rule changes (Michael)**
 - Open meeting day/time (Lori)**
 - How can we vote as a Board (Matt), e-mail, phone, text etc?**
 - What equipment do we maintain (Michael)**

Social Committee

- **Need to have an open meeting of residents to see who is interested in participating**
- **Need to put together the calendar and start advertising the remaining events**
- **Need to confirm the budgets**
- **Push to get new residents here**

Resident's Committee – next meeting 8/24/17

Issues raised at last meeting:

- **Interest in building out a fenced in dog walk**
- **Possibility of adding a basketball hoop**

**Executive Board Conference Call
August 29, 2017**

A conference call was scheduled for 7:00 pm included

Anne McKissick

Anatoly Tchadliev

Clair Moore

Lori Semeraro

Matt Alfieri

Michael Variano

A quorum being met voting could proceed

The call was to review the request rental of Unit 489.

The proposed monthly rate was indicated to be \$2,500.00

The unit is not in arrears.

Following a brief review of these facts the 6 members all voted in the affirmative to approve this action. The transaction can proceed.

Board voted and approved keeping outdoor pool open after Labor Day. Pool will be open September 9-10, 2017