

**Executive Session
Minutes 8/21/18**

Present:

**Matt Alfieri, President
Michael Variano, Vice President
Jim Brady, Secretary
Clair Moore
Harriet Klugman
Lori Semeraro
Anatoly Tchadliev**

Also attending:

Jason Braun, Property Manager

Absent: Karen Guttman

- **Right of First Refusal: Unit 393 rental \$3,200 per month. Two bedroom upper simplex with den and garage. Voted: 7-0 APPROVED**
- **Board will send out a reminder regarding all sales/rentals requiring Right of First Refusal. Except on an emergency basis, Right of First Refusal votes will take place only during regularly scheduled Executive Sessions.**
- **Board discussed seller's questionnaires**
- **Board discussed upcoming indoor pool meeting.**
- **Board discussed complaint letter from residents. Letter of reply to be sent out week of 8/27.**
- **Board approved 3% increase for office staff member. Vote: 7-0 APPROVED.**
- **Social Committee Updates and continuing efforts on topics resulting from survey responses (Lori)**
 - **Community Garden- No vote at this time. Further research is required.**

- **New Path – Presented the possibility of the walk along Prospect Ave. We would need to clean up trash that has accumulated along the route. We would require some signage to be posted and possibly putting some mulch chips down. Estimate would be at 4 hours per week for one crew member to maintain the area. Estimate would be for 1-2 weeks in order to clear the path. Depending on usage, this would be a pilot for other similar enhancements on the property. Vote: 6-1 YES.**
 - **Putting green – What are we using the land for? Discussed possibility of converting this area to a community garden.**
 - **Children’s playground – Feel the condition of the children’s playground needs improvement. Can it be relocated and updated? Can that space be repurposed?**
 - **Proposed development on Broadway- may be discussed at next open meeting**
- **Additional lifeguard coverage was discussed**