

**Executive Session
Minutes 2/21/17**

Present:

**Matt Alfieri, President
Michael Variano, Vice President
Anne McKissick, Treasurer
Jim Brady, Secretary
Harriet Klugman
Claire Moore
Anatoly Tchadliev
Howard Balland**

Also in attendance:

**Jason Braun, Property Manager
Seth & Bruce from Sheer and Jampol, CPAs
John Bonito from Garthchester**

Absent:

Joel Braverman

Review of annual reports

Comments notes re 2, 6 & 8 must be updated

- #2. Corporation replaced with Condominium**
- #6. Remove word special from first sentence**
- #6. Specify the 2015 "13th Month charge not in 2016**
- #6. To define and use 3 Account Categories**
 - Operating, Capital/Major Maint-Repair and Reserve**
 - Establish segregated accounts for reporting**

The Board reviewed the report and all notes with the CPAs and Garthchester. Changes will be made and the report will be issued

Exec session agenda

**Insurance brokers quote
Indoor pool voting
PDF reports convert to Excel or Word**

**Insurance quote from new broker application sent by Jason
Needed run loss history, GNY report, unit map with sq. footage, list of buildings and units in each. Ask broker what he can / can't provide
Note: we should not indicate what current rate is and any names should be redacted
Discussion resulted in decision to vote on hiding names
Vote was 5-3 in favor of redacting the names.**

Snow storm - some complaints regarding how long it took to clear path pictures were taken of other properties showing less progress at comparable time.

Complaint alleges the 175-281 phase is always last to be shoveled.

Wants the phases done starting at opposite ends

Jason notes each phase takes about an hour to complete. Last Storm there were 13 hired workers in addition to crew

2 unit owners reported damage by plowing want to know who was responsible. Damage will be addressed no names will be reported.

1 owner was using NextDoor to argue/complain. Not the venue for board to address the issue. Discussion turned to possibility of small BobCat / Tractor to aide in moving snow in tighter locations including some walks.

Indoor pool

Cumulative expense from 2010 to present \$162,000 design and repair.

Should the pool be closed or kept open?

If closed do we repurpose the space add gym space etc

To be useable will need A/C upgrade \$10,000 and interior needs scraping and painting again.

If kept open the lifeguard hours over 39 weeks at 18 hours per week and paid at \$15 per hour cost \$10,500 annually. Closing pool would eliminate the repair maintenance cost and no lifeguard fee a potential savings for other projects, operating costs.

Do we send out survey to all owners, drop at door etc.? What do we give as reason for vote - required by offering plan, etc.

Currently only 2-5 people use pool on weekly basis do 188 want to pay for 5 owners to use this with continued expense which may escalate.

We can have it pass inspection for small annual fee while we decide but have it closed to not incur additional expense while a unit owner decision is presented.

Moved to adjourn at 9:55pm