

EAST POINT CONDOMINIUM
MINUTES OF BOARD MEETING, MAY 26, 2016

In attendance: Malcolm, Rooney, Odronic, Fraser, Bernstein, Goodman
Absent: Mattson, Hiler, Hancox

Management: Algera, Devic

- The meeting was called to order by Tom Fraser at 7:03 PM
- Minutes of the April meeting were approved by unanimous vote
- The Treasurer reported operating expenses exceeded operating income for the month by \$2427. Reserve balances totaled \$295,627, and checking account balances totaled \$120,210 as of the end of the reporting period, April 30, 2016. There were no questions for the Treasurer.
- The 22.1 form was presented for approval. After discussion of the verbiage contained in paragraph 3, management recommended that approval be deferred until the June meeting, at which time they would provide a reworked paragraph more consistent with our current budgeting practices. As a result of this suggestion, the motion to approve the 22.1 form, initially made by Jerry Goodman, was rescinded.
- A proposal by RBS to undertake façade work on the previously addressed “D” tier was presented. A motion to accept the proposal and authorize work in the amount of \$27,626 was made by Christian Malcom, and seconded by Jerry Goodman. It passed by unanimous vote.
- The 2015 Audit was presented, and it was decided that formal approval of the document would be put off until the “unaudited” section on capital projects and budgeting for them could be made more complete with the addition of the year or years that project specific work was undertaken.
- Christian Malcom asked that the issue of dog urination in the vicinity of the back door be addressed. Management will work on proposed signage addressing this problem.
- Philip Bernstein raised the issue of noisy opening and closing of the garage door. Management will have the tracks properly lubricated. Bernstein also raised the issue of the unsightly wall one sees upon entering the garage. Management will attempt to address this at least with cosmetic improvements in the near term.
- There being no further issues, and no executive session. The meeting was adjourned at 7:47 PM

Prepared by Philip Bernstein, acting for Mike Mattson