

Meeting Minutes- Tuesday, March 29, 2016

The meeting was called to order by Heidi Caine at 7pm. Board members in attendance were Georgette King, Carol Sheinberg, Dr. Paul Glassman. Owners in attendance were Jeff Schock, Joe and Francoise DiBella and new owners Daphne and Danny Bortunk.

The purpose of this meeting was to vote on the recommended amendment changes suggested by outside counsel. In order to amend our documents it is required for the association to have 14 members either present or by proxy to approve any changes. We had 17 members present or by proxy. After discussion on each amendment and questions regarding wording of the amendments, all amendments were passed with the exception of the amendment that lengthened the buildings time line on the approval process. Specifically, counsel recommended changing our current 14 day timeline to 30 days for the association to exercise its right to first refusal on a sale in the building. It was pointed out that we may have a cash buyer who would not be open to an extended closing process and that this was not needed. Consequently, it was determined that we would not revise that specific passage in our documents.

There is follow up to be done with the attorney with regards to specific wording and a process for collecting past dues which will be shared with all owners once solidified.

New Business:

- Elevator modernization is now scheduled to commence on 4/18. It was incorrectly quoted that each elevator will take 6 months to renovate, it will take 3 months per elevator. The service elevator will be the first to be worked on. We will need to provide two parking spaces for the Thyssen-Krupps materials. The inside cab of the service elevator will be refurbished. There will be no major move in or move outs or large deliveries in the Ashley between April and August 2016. The Board will look for some small carts to provide for both the north and south parking lots to bring in groceries thru the lobby elevator. It is important that the residents are careful of the historic nature of the lobby elevator and exercise as much care and caution thru this process while it bears the burden of being the only cab operational in this time period.
- As mentioned in previous correspondence, in 2013 the Ashley was cited for our North and South stairwells not being up to code. Specifically, we need to have railings both on the left and right hand side of the stairs and the openings in these railings needs to be small enough to not be a danger. The Board was able to secure a lesser quote for this work and has signed the contract. This will require a special assessment in the amount of \$1500 per unit due in full in the month of May. You will be invoiced separately. The work will take 40 days to complete.
- AT&T contract expires May 6th. At this time AT&T does not have plans to commence the cell site for this year and has asked if the Association would be interested in allowing another year option. We have proposed a fee for the additional year and an increase in the monthly rental agreement should we continue. This is currently under advisement with AT&T and we will keep the owners informed as to their response.

The meeting was adjourned at 8 pm.