

Board of Directors Minutes – November 14, 2022

Call to Order

The regular meeting was called to order at 6:59 pm by Lee Reiff, President of the Board of Directors (BOD).

Roll Call

A roll call of BOD members was called by Lee Reiff, President. Present were Janice Cepulionis, Secretary and Donna Balta, Treasurer. Sandy Dittman was present, representing Managing Agent – SP Management.

Minutes

The minutes of the August 8, 2022 meeting were made available to the Board. Janice Cepulionis motioned to accept the minutes and Donna Balta seconded the motion. Motion was passed to accept the minutes.

Financial Report

Donna Balta presented, and the Board accepted the Financial Report as of November 14, 2022 showing the assets of the Association as:

CIT Bank – Operation Account	27,090.61
CIT Bank – Money Market	181,961.83
CIT Bank – C.D.	19,876.76
Total Assets	\$228,929.20

Old Business

- A. Dryer vents on the 3rd and 4th floors were cleaned by Burrell Bros.
- B. Back heater for 7716 is on order
- C. Noisy door on 7710 was checked.
- D. Otis Elevator was called for the third time due to a stuck elevator on the third floor in 7710. The cost was almost \$4,000.00. There was no problem found.
- E. A reported faulty smoke alarm in 7728 was checked. Repair person found no problem. It was suggested that perhaps someone was “vaping”.

New Business

- A. The new edging has been installed and the few complements received were very appreciated. So far, most of the suggestions to fill the holes left by cutting down trees are for flowering trees or bushes. One or two would like to see another tree of some kind planted.
- B. Otis Elevator – 7710 has had three calls within 30 days for elevator being stuck on the third floor. We are definitely looking into this because their after hours charges are outrageous.
- C. 7728 – Faulty smoke alarm in foyer per TPF. Repair person could find no problem. Will have it replaced if it happens again.
- D. 7710 – New garage keypad. Better Doors had no idea what went wrong, but no foul play was noticed.
- E. 7716 – Two new garage door panels were installed due to large cracks on top and bottom panels.

The Budget for 2023 was discussed and quite a few questions answered. The Board of Directors approved a twenty-five (\$25) dollar increase in the monthly Association payments for 2023. Payments were increased from \$225. per month to \$250. per month.

Janice motioned to adjourn the meeting and Donna seconded. The meeting adjourned at 7:25 p.m.

We continued with the Annual Election of Officers for the coming year.

ANNUAL ELECTION MEETING NOVEMBER 14, 2022

Call to Order

The annual election meeting was called to order at 7:30 p.m. Lee Reiff, President of the Board of Directors.

Sandy Dittman of S.P. Management advised that since the slate of officers was not contested the following current officers would retain their positions for another year. John Laughran motioned to accept the slate of officers and Laura Coughlan seconded the motion. No one opposed, motion passed.

1. Merrily Reiff, President
2. Donna Balta, Treasurer
3. Janice Cepulionis, Secretary

Meeting adjourned at 7:35 p.m.

After additional conversation Laura Coughlan said she would agree to be on the Board.