

**July 18, 2014**  
**534 W. 42<sup>nd</sup> Street Condo**  
**Board Meeting Minutes**

**Call to Order – 7:15pm**

**Attendance: Claude Simon, Adam Hausman, Aimee Drouin, John Riccardi**

**Missing: David Speiser**

**7:15-7:45**

**Old Business**

**I. Old Business**

- A. **New Property Manager** – Board members voted via email prior to meeting to hire Livingston as new property manager. Signed contract with Livingston prior to the meeting.
- B. **Tax Abatement** – No update because David Speiser is not present. Need to ask for update via email.
- C. **Banner** – Still need banner for building. **Bring up to Livingston.**
- D. **Cellar Space** – Discussed space currently used for Washer/Dryer in basement to be used for storage space for Virtual Doorman for dry cleaning (and possibly a fridge for Fresh Direct deliveries). **Bring up to Livingston.**

**7:45-8:30**

**New Business, Scheduling**

**II. New Business**

- A. **Plumbing** – Aimee brought up plumbing issue: Water runs continuously from tub spigot; had same plumbing issue a month prior and paid ~\$500 to replace valve, and the same problem reoccurred). A&M Warshaw Plumbers said the issue was dirt in the plumbing line, which jammed the valve, and that other unit owners would eventually have the same issue. Need to bring up to Silverstone that the plumbing line needs a filter, which is a pre-existing condition, so they should pay for it.

B. **Pre-Existing Issues to list for Silverstone** – Discussed listing all pre-existing issues with Silverstone (hold for now). Issues include:

1. Plumbing line should have a filter (Adam indicated that the Sponsor said they'd pay for his plumbing issue if he had one; Aimee would like reimbursement for her plumbing issue caused by lack of a filter);
2. Outlets on balconies were never wired.

C. **Issues for Adam to raise with Joel @ Livingston:**

1. Wall sconce on roof is falling off;
2. Two cushions are missing from couch on roof;
3. Two fans on west side of roof need to be turned on/repared;
4. Plumbing line needs filter (Livingston talk to Sponsor re payment);
5. Outlets on balconies need to be wired;
6. Need package area in cellar for Virtual Doorman (move W/D); and
7. Still need banner for building.

D. **Virtual Doorman Contract** – John moved to sign Virtual Doorman contract as proposed. Seconded by Claude and unanimously approved by board.

E. **Virtual Doorman Setup** – Discussed set-up fee (total \$6,661.78) and whether we should (a) charge each unit a special assessment (proportionate to ownership, including commercial unit) or (b) use the reserve. Determined that we don't want to touch the reserve; it's for emergencies only.

F. **Special Assessment** – Board reviewed By-Laws, and determined that the Board has the power to vote on a special assessment according to Section 2.4(v) of the By-laws. By-Laws defined quorum as majority. John moved to make a special assessment to the homeowners to cover the installation cost of Virtual Doorman, to be paid in **3 equal monthly installments beginning September 1, 2014**. Aimee seconded. Unanimously approved by board. Numbers should be as follows (Joel to verify):

| <u>TYPE OF UNIT</u> | <u>% OWNERSHIP</u> | <u>TOTAL COST</u> | <u>INSTALLMENT</u> |
|---------------------|--------------------|-------------------|--------------------|
| Commercial Unit     | 7%                 | \$459.76          | \$153.25           |
| One-floor Units     | 12%                | \$766.26          | \$255.42           |
| Penthouse           | 24%                | \$1,604.48        | \$534.83           |

III. **Schedule next meeting** – Next Board Meeting: Weds 9/5/14 @ 7pm on Roof.

IV. **Close meeting** – Meeting Adjourned – 8:40pm