

**VIRGINIA MANSIONS CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
January 12, 2017**

CALL TO ORDER

Board President Stockhausen called the meeting to order on Thursday, January 12, 2017 at 7:00 P.M. in the Association's Party Room.

ROLL CALL OF COUNCIL MEMBERS AND MANAGEMENT STAFF

Present:

Virginia Stockhausen, President
Rosemary O'Halek, Treasurer
Kathleen Regan, Secretary
Fran Colosimo, Director
Jack Ozanich, Community Manager
Ellen Davis, Recording Secretary

Absent:

Joanne O'Neill, Vice President
Virgil Palumbo, Director
Erin Regan, Director

APPROVAL OF NOVEMBER 21, 2016 MEETING MINUTES

A Motion was made, seconded and passed unanimously to approve the Minutes.

TREASURER'S REPORT

Treasurer O'Halek read the Treasurer's Report for December 31, 2016.

A Motion was made, seconded and passed unanimously to approve the Treasurer's Report.

Ginny offered condolences to the family of Maureen DeMase, who passed away January 11.

SOCIAL COMMITTEE REPORT

None given

MANAGEMENT REPORT AND PRESIDENT'S REMARKS

- A. Generators: Expense has been approved with Sargent Electric with a financing option offered.
- B. Front Doors: Mid-March is the target date for entry key elimination.
Carmina Stracci, 308W, expressed her concerns about people entering the building when the doors are opened for residents. Ginny suggested that she ask who they are seeing and tell them to get buzzed in by those people. Kathy Regan stated that the best way to contact residents is through email, especially on weekends. An email blast program was discussed briefly, with directions to call the office with resident email addresses.
- C. FHA has approved financing at The Mansions.
- D. East Parking: Our engineer Kevin McLane and Carl Walker, our garage contractor, are checking the east garage periodically to ensure proper condition.
- E. First Floor Renovation: 5 painters have submitted bids, and we are anticipating painting and carpet work to begin the first half of this year.
- F. Party Room Hall Handrails: Please note that the work was completed by Barry.
- G. Fran read an explanation of parking rules for parking place assignments with 4 sections listed. Notifications will be by email and telephone calls, with 48 hours to respond before the next person on the list is notified. The rules now include a definition of unit ownership of child for parent or parent for child, with documentation required. The rules now also include a definition of upgrades. Vasso Copetas, T11W, questioned why she has to lease lower level parking to be favorably considered for upper level parking. Kathy explained that the lower level upgrade list must be accommodated before the "no space" list can be addressed. Vasso asked for clarification on where that rule is published. Sheila Brody, 708E, questioned Vasso having to rent one space to get another. Ginny stated that the committee is trying very hard to clarify the issues. Vasso stated that these rules look like upgrades are more important than accommodating long term residents.

Ginny stated that a chart for Special Assessment payments will be in the February newsletter showing the 13 ½ payments for the 2017 Budget. Carmina asked if the same system is in effect for payments. Response: yes. Jack stated that coupon books should be here within days.

ANNOUNCEMENT OF DATE AND TIME OF NEXT MEETING:

The Annual Meeting will be in March, 2017.

MOTION TO ADJOURN

Motion to Adjourn was passed unanimously. Meeting was adjourned at 7:30 P.M.

OWNER'S OPEN FORUM

Art Levitt, 511W: Asked if the fobs will be functional with a power failure and can the keys be a backup. Jack explained that there is battery backup, perhaps a short circuit occurred. Keys are not an option. Sheila Brody, 708E, asked about refunds for keys with receipts, possibly 2 keys for 1 fob. Response from Ginny: not a bad idea.

Sheila Brody, 708E, commented that Permit Parking signs on the ground are covered with snow so that anyone can park in that spot. Can signs be applied to the walls? Jack: stencil is being considered.

Herb Soltman, T11E, commented that a lawsuit was filed against GE for parking lot deficiencies.

Carmina Stracci, 308W: Commented that she feels unsafe with the rear window VM car ID stickers because "Virginia Mansions" appears on the sticker, and requested that we get stickers with only "VM" shown. Ginny: next time we reorder.

Meeting ended with no more business at 7:30 P.M.

Respectfully submitted,

Ellen Davis, Recording Secretary