

1. Financials

- a. Report from May 24th Review for period ending April 30th.
- b. April cash balance summary - NCB reserves is the capital contribution from unit number two sale
- c. Balance in Chase account 146,706 needs to be ; action item for JB to close out account and transfer to NCB
- d. Balance in NCB operating account is \$55,260
- e. Open separate reserve account for funds to repair unit 21
- f. Both Suez accounts are paid and up to date - ending in 33 and ending in 63; from now on we will see this in our report
- g. Move-in Costa 250 deposit received, but will need to be refunded ; Bob move out 100 Deposit paid to Bob Murray; Neither has been paid
- h. Motion to approve.

2. Unit Owner issues:

- a. Unit 21 - auto accident
 - i. David Azus engaged/public adjust ; Received a partial payment
 - ii. Homeowner to agree to use Strongwater construction -
 - iii. FMG to draft a letter asking the owners to engage along with board the services of Strongwater
 - iv. Proof of insurance from Strongwater
 - v. Paint temporary enclosure black
- b. Unit 1 fence repair; need proposals for fence;
 - i. FMG to report what needs assessment with site plan and with photographs (Katherine)

3. Maintenance

- a. Con Ed - To draw up plans for the transformer replacement with an above ground transformer; get specification? What will new location be and how will this sit; Are they pouring a concrete pad. Identify code section for above ground replacement? According to Con Ed this will take a few months.
- b. FMG to draft a letter to Con Ed putting them on notice that this unsafe condition that has been going on since XXX date; has there been a ruling from the engineering department for this fix and if there is a copy of this ruling.
- c. Stairwell to trail: awaiting proposal for steps/railroad ties ; including permitting and filing; may need railing; Stair repairs cost expected this week;
- d. Capital improvement project: (3 weeks for sealed bid) Target date to send out bid was May 7th with response by May 28th. Bids went out on May 24th with June 11th return date: Contractors would like to do walkthrough.
 - i. Canzone Contracting (has not responded)
 - ii. Strongwater (would like to do walkthrough)
 - iii. Xinos (would like to do walkthrough)
 - iv. Tribute Restoration (dropped out)
 - v. Adamo (confirm if will hold number)
- e. Tennis Court is open
- f. Pool
 - i. Reaching out to additional engineer to review package that was created and determine how to reduce water flow. 3 new engineers were identified Fusion, Cronyn and Fatella. FMG to contact with scope of work.
 - ii. Permit received - needs to be hung up.
 - iii. Mailing list for homeowners ; Elizabeth provided list; Benny will drop in mail boxes;

iv. Pool

1. Pool drains / Plitnick to snake or /Westchester drains
2. Repair light fixture between two windows that has rotted ; replace damaged fixture
3. Rope with buoys / hooks need to be replaced H2)
4. Toilet room drywall repair and paint to match
5. Sauna needs replacement bulb
6. Shower door needs to be repaired/trim reattached ; door doesn't close properly
7. Add signs at pool regarding occupancy and social distancing
8. Knob on thermostat/Plitnick
9. Tyler could start doing chemistry measurements
10. Get cleaning service in on bi monthly basis
- 11. Clean courtyard behind pool (MUD) and replace/repair screens in sliding doors; make sure tracks are cleaned and lubricated.**
- 12. Check on Pay phone line and make sure it is operational**

4. By-laws updates: What elements need to be looked into?
 - a. Katherine - condo lawyer review our bylaws for recommended updates
 - b. Provide issues that need clean up?
 - c. Find out budget from law firm to review and Amend?
 - d. Special meeting and acceptance
 - i. Auxiliary building ownership
 - ii. Limited common elements definition
 - iii. Unit numbers/unit identification
5. Trees? Proposal for this year : All work photographed on walkthrough; IPM \$22,221.23
 - a. Review the list of work \$ 21,000 hold to
 - b. Review trees along Broadway work zone
6. New Business / New issues:
 - a. Project on Livingston - progress
 - b. Note to unit 2 on access and workers on property
 - c. Lamp posts not fully repaired; FMG to check with electrician on status
 - d. Selection of architect and landscape architect - arborist - Ken
 - e. Domain name/Benny will renew Dream host
 - f. Brick and filing for wall - identify candidates - Filing
 - i. Belden
 - ii. Local brick

Next Meeting
July 6th - 7:30 PM

Dale Alan Greenwald