

Galaxy Towers Condominium Association

MINUTES OF THE MEETING

Of the Board of Directors

Thursday, June 7, 2007

Directors in Attendance:

Allan Ellinger, President
John Kaehler, Vice President
Harlin Blank, Secretary
Lisa Bolasco
Steven Braitman
Steffanie Haase
Slava Lerner
Bijan Marjan
Fini Strumza

Absent:

Also Present:

Susan Fitzpatrick, General Manager
Mary Ellen Saks, Comptroller
Michael T. Walsh, Facilities Manager
Matthew Sheehy, Project Manager
Robert Buckalew, Esq. – Buckalew, Frizzell & Crevina
J.T. O'Brien, Plumber (for the gas report)

A meeting of the Board of Directors was held on June 7, 2007 in accordance with the By-laws of the Association. The following business was conducted as indicated:

Call to Order

Mr. Ellinger called the meeting to order at 7:00pm. The meeting proceeded to the Executive Session.

Open Session – 9:09 PM

Mr. Ellinger introduced the Open Session. He stated that the Board is trying improvements to the sound system.

Resolution 06-07-074

Minutes: Meeting of the Board of Directors - May 3, 2007

On a motion made by Ms. Bolasco and seconded by Ms. Strumza, the Board unanimously approved the minutes. Mr. Lerner abstained, stating that he had not had a chance to read them. Ms. Haase also abstained stating that her abstention was because she was not present at that meeting.

(Blank, Bolasco, Braitman, Ellinger, Kaehler, Marjan, Strumza, for; Haase, Lerner abstained)

Resolution 06-07-075

Minutes: Meeting of the Board of Directors - May 17, 2007

On a motion made by Mr. Blank and seconded by Ms. Bolasco, brief discussion ensued. It was agreed by all that to change, on page 5 of 11, the word “save” to the word “deferred” with regard to the proposed refinancing. The vote was called and the motion carried unanimously.

(Blank, Bolasco, Braitman, Ellinger, Haase, Kaehler, Marjan, Strumza, for; Lerner abstained)

Unit Owners address the Board of Directors

Mr. Ellinger introduced the new process of allowing 2 Unit Owners to address the Board of Directors for a trial period of 2 meetings. He reiterated that the Board can either respond now or within 30 days (by the 2nd Board meeting) to any inquiry made.

1. Elayna Center addressed the Board to express concern with regard to the sale of the GTCA apartments.
2. Luane Spingola addressed the Board primarily with regard to her dismay at the length of time that the 10th floor fire repairs are taking.

Gas Update

Following an earlier meeting of the Board with Mr. Walsh and J.T. O'Brien, Mrs. Fitzpatrick reported on the status of the repairs to the gas lines in Tower II, Building IV and V. She advised the Board that an under door distribution dated today – June 7th, was going under doors tonight. She paraphrased the terms of the memo for the Board and the viewers, stating that 3 lines were approved to have the gas turned on, and that testing and repairs of the remaining lines would continue so that all service could be restored as quickly as possible.

North and/or South Lot Development Update

Mr. Braitman reported that notices were received today about the fact that there was to be a meeting on June 12th, but it was postponed, possibly until September. Mrs. Fitzpatrick asked the Board about what to do with the notice that is usually posted for residents, as she did not want to post a notice if it was already cancelled. Mr. Buckalew will confirm the status of the meeting for the Board. Mr. Buckalew reported that with regard to Storage Mart, a permanent restrictive covenant limiting the height of a structure on that property exists.

Resolution #06-07-076

Resolution to Establish the Regional Property Development Response Committee

On a motion made by Mr. Braitman and seconded by Fini Strumza, discussion about the Committee ensued. Mr. Braitman stated that the purpose of the committee is to enable unit owners to assist in the process of opposing development adjacent to the GTCA. The committee will also enable the committee to capitalize on the resources of very involved unit owners. The motion to form the committee carried unanimously.

(Blank, Bolasco, Braitman, Ellinger, Haase, Lerner Kaehler, Marjan, Strumza, for)

Resolution #06-07-077

Regional Property Development Response Committee

Mr. Braitman proposed the committee members for the aforementioned committee to be Jeremy Robbin, Siat Ng, John Kaehler, Bijan Marjan and Steven Braitman as Chairman of the committee.

On a motion made by Mr. Kaehler and seconded by Ms. Haase the Board unanimously approved the aforementioned committee members and Chairperson.

(Blank, Bolasco, Braitman, Ellinger, Haase, Lerner Kaehler, Marjan, Strumza, for)

Resolution #06-07-078

Establishing a rule prohibiting “open houses.”

During a brief discussion all agreed that as long as a prospective tenant or purchaser is received or met by the apartment resident or broker, it is permissible for people to come to view an apartment. It does not matter what the event is called, but the intent of the Board is to prohibit the unannounced and un-received entry of persons who want to view an apartment. It was reiterated that people should not stroll through the building unannounced and not received by the apartment resident or designated representative.

On a motion made by Ms. Bolasco and Ms. Strumza, the Board unanimously voted to prohibit (real estate type) Open Houses.

(Blank, Bolasco, Braitman, Ellinger, Haase, Lerner Kaehler, Marjan, Strumza, for)

Administrative Resolution No. 37 - Establishing a rule prohibiting employment of any Unit Owner or Non Unit Owner resident or member of a Unit Owner or Non-Unit Owner Residents household or immediate family

Mr. Ellinger introduced the issue and briefly re-capped the issue of prohibiting the hiring of Unit Owners and their family and household members. As discussion commenced, it became evident that the wrong resolution had been included in the Agenda package, so the issue was tabled.

President's Report

Mr. Ellinger reported that the terms of the re-financing had been approved as discussed. He added that the commitment terms will be presented at the closing, anticipated to occur by the end of June.

Management Search Committee Report

Mr. Kaehler reported that the Management Search Committee has interviewed 10 or 11 Property Management Companies and is going to narrow it down to 3 to ask for proposals. He added that simultaneously, the Board is looking at individuals who might be candidates to be General Managers.

The Open Session ended and the meeting returned to Executive Session

RESOLUTIONS CONTAINED IN THESE MINUTES

(Refer to the minutes for detail)

June 7, 2007

Resolution 06-07-074

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On a motion made by Ms. Bolasco and seconded by Ms. Strumza, the Board unanimously approved the minutes.

(Blank, Bolasco, Braitman, Ellinger, Kaehler, Marjan, Strumza, for; Haase, Lerner abstained)

Resolution 06-07-075

Minutes: Meeting of the Board of Directors - May 17, 2007

On a motion made by Mr. Blank and seconded by Ms. Bolasco, the motion carried unanimously.

(Blank, Bolasco, Braitman, Ellinger, Haase, Kaehler, Marjan, Strumza, for; Lerner abstained)

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On a motion made by Mr. Braitman and seconded by Fini Strumza, the motion to form the aforementioned committee carried unanimously.

(Blank, Bolasco, Braitman, Ellinger, Haase, Lerner Kaehler, Marjan, Strumza, for)

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(Blank, Bolasco, Braitman, Ellinger, Haase, Lerner Kaehler, Marjan, Strumza, for)

Resolution #06-07-078

Establishing a rule prohibiting "open houses."

On a motion made by Ms. Bolasco and Ms. Strumza, the Board unanimously voted to prohibit Open Houses.

(Blank, Bolasco, Braitman, Ellinger, Haase, Lerner Kaehler, Marjan, Strumza

