

Top of the Surf Board Meeting
Monday September 23, 2013
7PM 3rd Floor Back Porch

Present: Ted Alex, Jeffrey Botto, Ben Cannavo,
Terry Hermans, Tom Marino, and Peg Murphy

- I. Welcome
 - a. The meeting began at 7:00.
- II. Approval of Minutes (August 9)
 - a. The minutes were unanimously approved pending minor changes.
- III. Financials
 - a. 2013 budget versus YTD
 - i. Terry made a motion to look into changing the fiscal calendar year, concluding at the end of September, and starting on the First of October. The board unanimously voted yes. The next step is to communicate the change with other owners.
 - b. Paying for windows and doors—association versus owner responsibility. There is conflicting information as both ways were discussed at the annual meeting. Difference between what is written and what stands in court, the difference between the gentleman's agreement and the past precedence, and what the books say. Board decided to table the issue and address at a later meeting.
 - i. When we go to replace siding, look at windows and AC shells.
 - c. The board briefly discussed the spending threshold. Terry agreed to put fourth a proposal for the Board to discuss at a future meeting.
- IV. Old Business
 - a. The board discussed the contactor estimates for the current building repair (Careno, JRK, NBT, and Blyth Builders). The pros and cons of all bids were discussed.
 - i. Marino made a motion to proceed with the repair of outside of building. The motion was seconded by Ben, and passed unanimously.
 - ii. Peg made a motion to hire JRK, to repair outside of building only at this time, until Ross's engineering report is complete. The motion was seconded by Ben, and passed unanimously.

Proceed with the issue, financing, Noblin report, and front of building.

- iii. The Board recognized that there are two separate issues.
 1. The second project (the intent of the 15k was to figure out what we need to get done and prioritize). The board decided that it was prudent to go through the building, front to back.
 - a. Peg made a motion to bring Alex Ross in to create an engineering report for rest of the lower level of the building. The motion was seconded by Ben, and unanimously approved.

V. New Business

- a. Unit #4 Owner request(s).
 - i. The Board decided to see if they can fit this request into Alex Ross's report (#3 issue). Once we figure out the engineering issues, the board will address the piping issues (#4). Look for indicators when we pull the rest of the sheetrock (#1).
 - ii. Ben agreed to contact the unit owner, indicating that we are bringing in an engineer for the rest of the building. The Board would also like the report that his engineer created. It may be of great benefit to the Association.
- b. The moisture reading in the basement was very good except near the bottom of the stairs/back door. It may be a slab crack that may need to be cemented. Once a hole is cut under the stairs we can really see what is going on.
- c. The Board decided to table the Agenda item "ideas for owner volunteer tasks"
- d. Winter Balcony Rules
 - i. The Board will come up with a way to inform owners what they should and shouldn't have on their balconies during the winter. Technically, there should be nothing on the balconies. Owners can choose to use basement space at their own risk (environment, no security), with board approval, but everything needs to be off the balcony.

VI. Schedule next board meeting

- a. The next Board meeting was already scheduled for Tuesday October 8, 2013 at 7pm.
 - i. Then November 11, 2013 at 7pm.

VII. Adjourn

- a. The meeting was adjourned at 8:42 pm.
 - i. Marino made the motion, which was seconded by Murphy and unanimously approved.

Respectfully submitted,
Jeffrey C. Botto
Secretary