

Glencove Estates Condominium Association
Tuesday September 17, 2024
Board of Directors Meeting Minutes
6:30pm – 7:30pm
Zoom Meeting

Call to Order: The meeting was called to order at 6:32pm

Attendance: Board Members Present- Dave Yosell - President, Jay Orłowski – Secretary, Olga Pinskaya – Director, Frank Cantarelli – Vice President
Board Members Not Present –Val Napodov – Treasurer

Owners Present: A206 Zaborko, A309 Ilinskiy, C302 Neykova, C314 Ilinskiy, B110 Dominguez

Management Representatives in attendance: Henry Erlich, Property Manager. Ed Carey, Maintenance

Approval of Minutes: Motion made by Dave Yosell to approve and adopt the meeting minutes of the April 16, 2024 meeting, Seconded by Frank Cantarelli. All were in favor. The minutes were approved and adopted.

Old Business:

Management discussed Roof Replacement 1002 Building – One 6,500 square foot section of roof including gutters, downspouts, insulation and mansard shingles was replaced in July. The total cost of the roof replacement was \$80,900. This expense has been paid in full out of association funds.

Management discussed Firewall Repairs 1002 Building A section of firewall was fixed at a cost of \$18,500. This repair expenses has been paid in full out of association funds.

Management discussed the special assessment to recover the funds used to pay for these expenses started in June 2024 and will continue until May 2025.

Management discussed the Handicap Accessible Ramp 1112 Building. The board of directors approved the expense to install a concrete handicap ramp with iron railing at the 1112 building as this was the only building at the association without access for wheelchairs through the front door. The ramp was completed at a cost of \$9,900. This expense has been paid in full out of association funds.

Financials:

Current balances as of 09/17/24

Chase Checking \$173,479: Chase Savings/Reserves \$965. The association BOD elected to move \$200,000 of association funds to a 9 month Certificate of Deposit paying 4.75% APR at Chase Bank on 05/01/2024. The Chase Certificate of deposit has a current balance of \$200,000. It has earned interest to date of \$3,565.20 that has not yet been paid as it will be paid in full at maturity. The CD matures on February 1st 2025. The total of all association funds is \$374,444.

Delinquencies: As of the end of August 2024 there were 5 owners delinquent 1 or two months on their assessments and 3 owners delinquent 3 or more months. Anyone delinquent 3+ months was sent to the association attorney for collections.

New Business

It was brought to management's attention, by a unit owner, that the vote by the Board of Directors at the October 3rd 2023 BOD meeting to eliminate flowers from balconies was conducted without specific details being sent to all unit owners. As a result, prior to this meeting, an email was sent with the specific language so the board of directors could voting on once again at this meeting: The board of directors seeks to

Amend the current balcony and patio rules and regulations to eliminate flowers pots or any plant related materials on second and third floor balconies effective immediately (patios on ground floor are excluded). The board has been advised by contractors in the past that watering of flowers and plants is contributing to the erosion of balcony railings and metal structures underneath the balconies prematurely.

Before voting, the BOD opened up the meeting for unit owner comments. A309 owner asked whether an engineering report was obtained to show that watering plants was causing damage. Management replied that no engineering report was obtained since the BOD had not directed management to do so. The analysis of the watering of plants causing damage was given to maintenance by vendors who looked at the balconies to provide painting quotes sometime around 2020. Ed Carey gave a brief explanation of past balcony painting (sometime around 10-12 years ago) and also explained that the last quote obtained for balcony painting was \$600 per balcony. B110 owner argued that the not many people have flowers and that weather was the main reason for deteriorating balconies. Also added that flowers should be permitted. The board voted unanimously to amend the rules and regulations as presented above but elected to switch from adopting this amendment from "immediately" to as of "January 1, 2025".

Jay Orłowski made a motion to amend the rules and regulations regarding flowers on balconies seconded Frank Cantarelli. The amendment passes. Management will send out a notice to all owners detailing the change to the rules and regulations regarding flowers.

The BOD asked management to obtain bids for painting the balconies in 2025, and to obtain bids to repair any balconies that may be damaged.

Unit Owners Forum: A309 owner asked if an epoxy of some kind could work to extend the life of the balconies. Maintenance will discuss this possibility with vendors when bids are obtained for painting and repairs.

Jat Orłowski discussed the roofing projects that will be addressed in 2025. Management to obtain bids for completing the 1002 building roofing in 2025.

B110 owner asked if parking space painting can be repainted. The spaces were repainted in 2022. Asked if association can supply pool attendants when pool company cancels a shift. Management rejected this due to liability. Asked if pond were treated this year. They were treated as necessary but due to drought conditions pond will appear different.

During the open forum, Neena Dominguez, B110 counted with another resident 27 balconies that had plants and did not agree that people are overwatering plants. She stated the corrosion was due to the weather.

Adjournment: The meeting was adjourned at 7:29pm.

Glencove Estates Condominium Association
Tuesday April 16, 2024
Board of Directors Meeting
7:00pm – 8:00pm
Zoom Meeting

Call to Order: The meeting was called to order at 7:04pm

Attendance: Board Members Present- Dave Yosell - President, Jay Orłowski – Secretary, Val Napodov – Treasurer, Olga Pinskaya – Director
Board Members Not Present – Frank Cantarelli – Vice President

Owners Present: Dusanica Brkovic B102, Travis and Paolina Sylvester B302, Neena Dominguez B110, Rosti Ilinskiy A309, Vlodymyr Symchych A214, Vadim and Marina Skarzhinskaya B304, Maria Olshanska Oledzki C315.

Management Representatives in attendance: Henry Erlich, Property Manager. Ed Carey, Maintenance

Approval of Minutes: Approve December 12, 2023 Meeting Minutes

Motion made by Dave Yosell to approve the meeting minutes, Seconded by Jay Orłowski. All in favor. The minutes pass.

Old Business:

Building Security Cameras- Henry Erlich discussed how management secured bids for security cameras Castilian Court Condominium Association, the neighboring association in July 2023. Bids were secured from ABT, Keyth Security and E. Norman. Prices ranged from \$2,000-\$8,000 per building for two cameras per entry lobby (6 cameras in total). All cameras would do the same thing the more expensive ones are higher resolution. The BOD's discussed and decided to table the topic since the cost is high, there is no easy or good way to monitor the cameras when events occur and the police will only take reports of any package theft but not pursue further action.

Henry Erlich stated he would resend an email previously sent to all unit owners with suggestions on how to prevent package theft.

Management Updates:

Pool Opening 2024 – Pool will open Saturday May 25th and will close on Monday September 2nd. Same hours of operation and same pool attendant company as last several years. I will be sending out an announcement email to all unit owners regarding the pool opening on May 7th.

Landscaping- has begun for the season the association is using the same company used the last few years.

Financials:

Current balances as of 04/16/24

Chase Checking \$244,535
Chase Savings/Reserves \$141,963
Total \$386,498

BOD instructed management to work with Chase bank to move the funds into interest bearing accounts.

Delinquencies: As of today, there were 7 owners delinquent 1 or two months and 2 owners delinquent 3 or more months. Anyone delinquent 3+ months is always sent to the association attorney for collections as is the case here.

New Business

Roof Replacement 1002 Building- The BOD requested management obtain bids for roof replacements for the 1002 building (section 8) as this section is in need of immediate replacement. This section of roof last received an overlay in 2007 but downspouts and mansard shingles were not addressed at that time (it was more of a repair than a replacement). The bid obtained from the associations preferred roofer who has worked on various roofs at both Glencove and Castilian in the last 5 years for complete replacement of section 8 including downspouts and shingles is \$79,300.

Additionally, management and maintenance is recommending that the roofer addresses section 5 and section 6 of the 1002 building soffit and covers the soffit with aluminum as there has been a major issue with squirrels entering this building through the soffit. The cost for this repair is \$7,000.

The total cost of 2024 roofing replacements and repairs would be \$86,300.

Management reminded the BOD that the 2023 roofing replacements totaled \$177,300.

The BOD discussed the bid and made the following motions.

Motion made by Jay Orłowski to approve the roof replacement (section 8) of the 1002 building at a cost of \$79,300 and the soffit repairs in sections 5 and 6 of the 1002 building at a cost of \$7,000. Seconded by Olga Pinskaya. All in favor. The motion passed.

Motion made by Jay Orłowski to assess a special assessment totaling \$86,300 to pay for the roof replacement (section 8) of the 1002 building at a cost of \$79,300 and the soffit repairs in sections 5 and 6 of the 1002 building at a cost of \$7,000. The special assessment will be billed starting in June 2024 and unit owners will have the option to pay the special assessment in one lump sum payment or over 12 months. Seconded by Olga Pinskaya. All in favor. The motion passed.

Handicap accessible ramp 1112 – A unit owner has requested the association BOD consider adding a handicap access ramp into the 1112 building entry. The 1112 building is the only building that does not currently have easy access and does not require navigating stairs to enter the building. The BOD's requested management obtain bids for the addition of a handicap accessible ramp which will be reviewed as soon as the bid(s) are obtained, and a decision will be forthcoming on this topic.

Elevator 1112 repairs - The 1112 building elevator has been failing on and off for the last several months. The association elevator contractor, Otis has visited the property each time the elevator failed and have replaced many small switches and parts (under the service agreement) in an effort to eliminate the elevator failure. At this time the elevator company is still diagnosing the issue and after the parts replacements it appears the issue is resolved for the time being. The elevator has not malfunctioned in the last 12 days. Otis has also stated they believe the issue might be related to power supply issues. The association has had an electrician inspect the wiring and all appears to be functioning appropriately. Maintenance and Otis will continue to monitor this elevator and if any further repairs or replacements are necessary, management will contact the BOD for direction on how to proceed.

Unit Owners Forum:

B302- Would like copies of minute meeting sent to her. Is in favor of allowing flowers on balconies.

B110- Suggested the voting to eliminate flowers from balconies was not handled correctly by management and the BOD since section 11 article 4 of the bylaws was not followed. Henry Erlich indicated that he would check with the association attorney to see if this vote would need to be recast. All four board members in attendance reiterated they are all in favor of the no flower vote as previously voted and that for the time being this rule would be enforced by management.

B110- Asked about satellite dishes on railings. Satellite dishes are permitted on the balcony railings. The only item permitted.

Adjournment: The meeting was adjourned at 8:16pm

Glencove Estates Condominium Association
Tuesday December 12, 2023
Board of Directors Meeting Minutes
6:30pm – 7:00pm
Zoom Meeting

Call to Order: The meeting was called to order by Henry Erlich at 6.32pm

Attendance: Board Members present- Dave Yosell - President, Jay Orłowski – Secretary, Frank Cantarelli – Vice President

Board Members not present – Val Napadov – Treasurer, Olga Pinskaya – Director

Owners present: A214

Management Representatives in attendance: Henry Erlich, Property Manager.

Approval of Minutes: Approve October 3, 2023 Meeting Minutes

Motion made by Dave to approve the meeting minutes, Seconded by Jay. All in favor. The minutes were passed.

New Business

Approval of 2024 budget- On October 30, 2023 management sent an email to all unit owners with a Glencove Estates condominium association draft budget for 2024. That is the same budget the board will vote to approve and adopt at this meeting.

Motion made by Frank to approve the 2024 budget as presented on October 30 2023. Seconded by Dave. All in favor. The 2024 budget passes.

Approval of assessment increase- On October 30, 2023 management sent an email to all unit owners with an attachment illustrating a proposed 7% assessment increase for Glencove Estates condominium association for 2024 commencing with the 01/01/2024 payment.

Motion made by Frank to approve the approve the 7% assessment increase commencing with the 01/01/2024 payment. Seconded by Dave. All in favor. The assessment increase passes.

Adjournment: The meeting was adjourned at 6:40pm

Glencove Estates Condominium Association
Tuesday October 3, 2023
Board of Directors Meeting
7:00pm – 8:30pm

Call to Order: The meeting was called to order at 7:11pm by Dave Yosell.

Attendance: Board Members Present- Dave Yosell - President, Jay Orłowski – Secretary, Val Napodov – Treasurer, Olga Pinskaya – Director, Frank Cantarelli – Vice President. A quorum was established.

Unit Owners Present: Dritan Papazisi, Dusanila Brkovic, Neyko Neykov, Andrew Gromek, Neena Dominguez, Anna Velikodanov.

Management Representatives in attendance: Henry Erlich, Property Manager. Ed Carey, Maintenance

Approval of Minutes: Approve April 18, 2023 Meeting Minutes

Motion made by Dave Yosell to approve the meeting minutes, Seconded by Frank Cantarelli. All in favor. The minutes were passed.

Old Business

Henry Erlich, discussed all the following “old business”.

Completed Roof replacements

Three sections of roof were replaced a 9,500 square foot section of building 1002, an 800 square foot, lobby section, of building 1002 and a 6,500 square foot section of building 1018. The total cost for this work was \$180,525 and has been fully paid. The association is continuing to be reimbursed for this expense through the special assessment which started in June 2023.

Financial

Henry Erlich discussed the balances in association accounts and delinquencies.

Current balances as of 10/03/23

Chase Checking \$129,415
Chase Savings/Reserves \$141,946
Total \$271,361

Delinquencies: As of September 30, 2023, there were 6 owners delinquent 1 month, and 5 owners delinquent 3 or more months. Anyone delinquent 3+ months is always sent to the association attorney for collections as is the case here.

Board of directors asked management to research moving the association reserve account to a higher interest bearing account.

New Business

Discussed 2024 budget - The associations 2024 proposed budget will be prepared by management before the end of October and presented to the board who will approve a copy of the budget to be sent out by November to all owners by email. The budget 2024 will need to be approved and adopted by the BOD at the next BOD meeting to take place at a yet to be determined date and location but likely the last week of 2023 or the first two weeks of 2024.

Discuss Patio Repairs- There was a recent complaint about a patio that had a gap between the patio and the building foundation. Maintenance looked at the issue and determined there is no need for a patio replacement, there are no cracks. Will look into caulking the gap.

Flowers on Balconies- Dave Yosell discussed that it has become evident that flowers on balconies are eroding the balcony railings and metal structures underneath the balconies prematurely due to overwatering. Dave Yosell made a motion to ban flowers on all balconies going forward, all board members were in favor of the rules change the motion passed. Management will amend the rules and regulations and send notice to unit owners.

Unit Owners Forum:

Topics discussed were dog feces and trash issues around entry doors (notice will be emailed by management to all unit owners). Carpet cleaning needed in some areas (will be addressed by maintenance), Topic of security cameras was raised (management to obtain bids), Lighting issues exterior of buildings (being addressed by maintenance), Laundry machines being filled with inappropriate items (rugs, mats, shoes, etc. Management to email all unit owners with request to only clean and dry clothing).

Adjournment: The meeting was adjourned at 8:10pm

Respectfully Submitted,

Approved:

Secretary