

**MINUTES OF THE BOARD MEETING  
260 WEST BROADWAY CONDOMINIUM  
February 2, 2009**

A meeting of the Board of Managers of 260 West Broadway Condominium was held on Monday February 2, 2008 at 6:30 P.M., at the office of Orsid Realty Corp, 1740 Broadway, 2<sup>nd</sup> floor, NYC 10019.

**The following Board Members were present:**

Maria Donovan  
John LeBlanc  
Richard Steinberg  
Umbreen Sheikh  
Michael Thomas  
Keith Abell  
Dat Chi Luong  
Keith Abell

**Also in attendance:**

Matthew Abisch- Orsid Realty  
Laura Krasner- Orsid Realty  
Willie McCaffrey  
Eve Taylor

**CALL TO ORDER:** A quorum being present, Ms. Umbreen Sheikh called the meeting of February 2, 2009 to order at 6:30 P.M.

**I. Review and Approve Minutes:**

- a. The Board reviewed the minutes of the October 14, 2008 meeting, the November 3, 2008 and the December 2<sup>nd</sup> 2008 meeting. Following a discussion, a motion was made and seconded to approve the each of the minutes as amended. The motion was approved.

**II. Management & Committee Reports**

- a. Matthew Abisch from Orsid Realty reported that the 1<sup>st</sup> and 2<sup>nd</sup> notices regarding the Bike and Storage Room cleanout had been distributed. The Board asked Orsid to send out a 3<sup>rd</sup> and final memo certified mail to all owners prior to the removal of any items.
- b. The Real Estate Tax refunds that were received by the Condominium have been calculated and forward to the Treasurer and Board Presidents for review, Orsid is awaiting their approval before releasing any funds.
- c. The Board reviewed the list of Owners in arrears and it was decided that Michael Kramer and Associates, are to be brought on to handle all delinquent owners. The Board approved this change pending a confirmation of their fees.

**III. Adjournment:** There being no further business, the meeting was adjourned at 8:30 P.M. The next regular meeting of the Board of Managers to be TBD.

Submitted by: Matthew Abisch, Account Executive