

**DIRECTORS PRESENT**

Umbreen Sheikh	Richard Steinberg
Maria Donovan	Leslie Byron
John LeBlanc	Eve Taylor

**ALSO PRESENT**

Laura Krasner	Orsid Realty Corporation
Pat Bettino, Jr.	Orsid Realty Corporation

The meeting was called to order at 4:00PM

**Approval of Minutes**

The minutes from the May 11 and June 14 meeting were reviewed and approved.

**Management Report**

**Financial update:**

Arrears: Board discussed the collection of legal fees for 5A; Board's recollection was that the attorney should have included these fees in amount of the final settlement. To be investigated. Orsid to contact 9/10F to request that they sign up for ACH.

Reserve accounts: Orsid to transfer any surplus funds in operating account to reserve accounts. The balance of these accounts should be kept below the FDIC insurance threshold.

FY2012 operating budget: Draft to be prepared by October 25; to be circulated to all Board members for discussion at the November 8 Board meeting. In tandem with budget discussions, Board members to forward their thoughts on staff bonuses to Orsid for inclusion on the November agenda.

**Building maintenance:**

Laundry service: Orsid to work with condo's attorney to resolve laundry contract complications to enable a change in vendors. Orsid to follow up on getting a dumpster to clear out the garage. Board acknowledged that the basement was noticeably less cluttered.

Lobby door: Board discussed proposed replacement of broken lobby door and including replacement with the same design and a modified design. Authorized Orsid to send a deposit check to American Entrance Services to order a new door installation.

Standpipe and sprinkler line repairs: Broken pipe sections on the sprinkler and standpipe lines to be replaced; Board authorized repair. Orsid to negotiate bids to lower pricing submitted.

Roof vent motors and boiler room vent fans: Orsid to get pricing for both projects.

Awning repair/replacement: Water infiltration appears to be occurring in area surrounding awning for 11<sup>th</sup> floor unit owner. To be investigated.

Operational and administrative:

Cooling tower: Orsid requested pricing for investigative work into the current condition/operational status of the existing system. Board will discuss at the next meeting.

Fitness center: Board approved the repair of a broken treadmill as proposed by Gym Source.

Snow blower: Board reviewed pricing and approved the expenditure for a new snow blower as proposed by Every Supply.

Roof planters: Board discussed the improvement of the roof area with planters, plantings and irrigation. Deferred until the 2012 operating budget is adopted.

Roof cameras: Previously tabled; Board requested updated pricing for roof cameras, including installation in the fitness center.

Vacuum: The current vacuum is not performing well and of questionable longevity. Board reviewed pricing and authorized a replacement with a new, commercial grade unit as selected by the superintendent.

Staff uniforms: Board to investigate replacement of the current uniforms.

Alterations:

Update of alterations currently under review. 7C is awaiting permitting from the City; 11B is under review for their air conditioning installation.

Staff matters:

Board to discuss staff issues, including emergency preparations at the next meeting.

Next meeting date: Tuesday, November 8, 2011 at 6:30PM at Orsid Realty, 1740 Broadway, 2<sup>nd</sup> floor. Open meeting for unit owners at 7:30PM. Notices to be sent to owners on October 25.

There being no further business, the meeting was adjourned at 5:25PM