

**Minutes of  
Board of Directors Meeting  
April 14,2025**

The meeting was called to order at 7pm.

Roll was called;

President Jim Keefe - present

Vice President Bill Licata - present

Secretary Kevin O'Brien - present via zoom

Treasurer John Skramko - present

Director Ruth Dugan - present via zoom

Director Jeff Lapnow - present via zoom

Director Ken Gaul - present

Proof of notice was sent out timely.

Motion was made by Kevin O'Brien and seconded by Ruth Dugan to approve the Minutes of the January 20,2025 meeting and to tentatively approve, pending final approval, at the next Shareholders Meeting the minutes of the Special Shareholders Meeting held February 4,2025.

The motion was carried.

President Jim Keefe introduced George Petrocelli , an Engineer from Crain Atlantis, to discuss the plumbing issues with the building. He explained the problem with our gap lining and potential solutions. He will be assisting in selecting the process and overseeing the work. Bill, Jim and George met with Blue Works and they will be submitting a proposal to close the gaps by a method called Spin Casting. All work will be properly permitted.

Discussion followed about the merits of having Blue Works do the repairs and additional work as opposed to pursuing legal remedies.

Treasurer's Report:

John Skramko first thanked the Shareholders for their support in the election. He reported he received the draft of our annual audit on April 6 th. which is much earlier than previous years. He expects it to be signed off before the deadline and will be posted on the website.

Jan:

1100 total Cash Reserves is \$810,031.53

1150 total Cash Special Assessment \$1,380,610.82

Grand Total Checking and Savings \$2,410,384.44

Total General nonstructural Components \$399,258.84

Total Structural Components \$336,442.05

Feb:

1100 Total Cash Reserves \$780,365.42

1150 Total Cash Special Assessment \$1,141,754.65

Grand Total Checking and Savings \$2,041,206.69

Total General nonstructural Components \$399,258.84

Total Structural Components \$189,044

Mar:

1100 Total Cash Reserves \$758,827.71

1150 Total Cash Special Assessment \$1,142,946.47

Grand Total Checking Checking and Savings \$2,027,192.65

Total General Nonstructural Components \$399,258.84

Total Structural Components \$124,654.63

Grand Total Capital Reserves \$758,827.71

Admissions:

Chair Ken Gaul reported that his committee consists of Tina DeGregoris, Anne Dunn and Linda Downes. He said they are implementing some new paperwork which will include the House Rules in every sale or rental packet. They are also raising the application fee by \$50 to \$150.

ARC:

Chair Kevin O'Brien reported that his committee is Rose Bond and He. If anyone has an interest in joining, contact him. To date they have had one

request. G-1 for new windows. That application has been approved pending the permit process.

G-2:

Pearl Licata reported that they have had 17 bookings for \$10,640.12

House:

Chair Ruth Dugan reported the committee consists of Pearl Licata and Rose Bond.

Parking:

Anne Dunn requests you let her know prior to coming as parking is always in demand.

Technology:

Chair John Skramko reported his committee consists of Louis Mazza and Chris Coscia. He thanked Louis for his work updating the website. They are working on implementing electronic voting and adding electronic signatures.

There was a discussion of all the work Bill Licata has done dealing with the Fire Marshal and all the contractors.

New Business:

Jim Keefe discussed the Fire Alarm Replacement and the Electrical Modernization, the two remaining major projects. Discussion was had about the need to shut the power down in the building for approximately a week. No date can be set till all the equipment for the meter room is delivered. Shareholders will be notified as we get more information. The target date is sometime in August.

The Board discussed the need for policies for Emotional Support Animals {ESA's}, and Service Animals. A Policy was handed out. Discussion was had about the differences between ESA and Service Animals. It was

agreed to remove Service Animals from the policy and create a separate policy for Service Animals.

With the removal of Service Animals from the policy Motion was made to approve the Emotional Support Animal policy by John Skramko and seconded by Bill Licata. Motion passed.

Motion to adjourn by Bill Licata seconded by Ruth Dugan.