

Board Meeting
Cleveland House (CH) Unit Owners Association
August 4, 2015
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:00 pm.

Roll Call:

Board members Mary Rufe, Ken Matzkin, John Juilfs, Arlyn Charles, Johanna Sheehan, and management company representative Wanda Leap were present.

The board unanimously approved the minutes of July 7, 2015.

Open Forum:

Barbara Allen, a unit owner, was present. The management representative confirmed that J-Construction would repair and repaint the rusty areas of Ms. Allen's balcony.

Management Report:

ESSI would review the battery backup for the entrance doors in case of power outage.

The board received proposals from Area Safe and Lock and ESSI for latch guards for the three (3) entrance doors to discourage vandalism. The proposals appeared high, and it was recommended that the board should get a third bid from Allied Safe and Lock.

The board reviewed and approved the proposed parking notices, registration forms, decals, and visitor parking passes to be effective October 1, 2015.

The board confirmed that the repair of the hot water pipes and installation of new valves for the three (3) storage tanks was

scheduled for August 11, 2015, and confirmed the proposed price. Additionally, the board agreed to replace the pump that is leaking oil.

The board received an update on the security camera installation and board members were invited to attend training on August 5, 2015. The board also agreed to purchase three (3) small signs for the entrance doors indicating that the premises were monitored by video cameras.

The board requested an estimate for frosted film on either side of the front entrance door that would obstruct plain view into the lobby by casual walkers-by.

The board requested a second estimate for installation of a gutter and downspout on the left side of the entrance canopy to keep the rain from splashing on the wall.

A board member suggested that GHA Services inspect the fans on the roof to improve circulation of air in the stuffy hallways of the building.

The board has tabled the start of the review and revision of outdated Cleveland House rules until the next meeting.

Budget discussion:

The board unanimously approved a 1% increase of the condominium fees for fiscal year 2016.

Next meeting:

The next board meeting is scheduled for Tuesday, September 8, 2015, **in the lobby of Cleveland House**, 7:00 pm.

Adjourned:

The meeting was adjourned at 8:45 pm.

Respectfully submitted,
Johanna Sheehan