

Board Meeting
Cleveland House (CH) Unit Owners Association
February 7, 2017
Langston-Brown Community Center

The meeting was called to order at 7:04 pm.

Roll Call:

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

The board unanimously approved the minutes of January 3, 2017.

Owners' Forum:

One (1) owner attended the meeting to ask about issues regarding her unit. The owner also mentioned that since more than 10% of all units in the building are owned by one (1) ownership group, owners of Cleveland House units' refinancing options are limited by lenders' practices. The owner suggested that this dominant owner could divide the ownership into two (2) (or more) separate legal entities so that no one (1) entity owns units in excess of 10% of all units. Ken Matzkin offered to discuss this issue with that owner. The item will be further discussed at the next scheduled meeting, and a response will be sent to the owner who raised the question.

Treasurer's Report:

The question regarding reinvesting the money market account held by Congressional Bank will be addressed after completion of the auditor's report.

Management Report:

The sewer stack cleaning by Advanced Plumbing has been completed; no problems were noted.

In response to suggestions by several owners in December 2016, the storage room walls have been painted and the holes in the ceilings in the storage rooms have been covered.

The management company has provided one (1) estimate to replace the flooring in the trash and laundry rooms. The board requested that the management company would provide at least two (2) more estimates for vinyl flooring (color light beige).

Board Discussions:

The board requested that the management representative would contact A-1 Towing to ensure that they perform nightly parking lot checks.

The board talked briefly about solar energy; specifically, to look into the advantages of installing solar panels on the roof for the building's consumption versus sale of excess energy.

Executive Session:

The board went into Executive Session to discuss reimbursement for damages in the building and finalizing repair to a damaged unit. The board reviewed all items and asked the management company to take follow-up steps.

Next meeting:

The next meeting is scheduled to take place at Langston-Brown Community Center on Tuesday, March 7, 2017, at 7:00 pm.

Adjourned:

The meeting was adjourned at 8:00 pm.

Respectfully submitted,
Johanna Sheehan

