

Harbour Mansion Condominium Association  
Open Meeting January 9, 2023  
Held Via Zoom/And In Person

Board members present: Ray Ambrosino, Mike Greco, Steve Issman, Lois Gerber  
Board members absent: Mike Behar  
Midlantic Property Management- Lisa Williams/Scott Fuschetti  
Meeting called to order at 7:35 pm.

Zoom Reports: David Byne (att'y) & Anthony Volpe (engineer)

Treasurer's Report: Ray moved accept, Steve 2nd, passed

Minutes of Dec 27 Open Meeting to Adopt 2023 Budget: Mike G. moved accept, Ray 2nd - passed.

Management Report: Lisa gave a review of ongoing projects.

Ray discussed 2023 Legal Fees Assessment.

Old Business:

- A. Ratify acceptance of 2021 Audit by Wilkens & Guttenplan & B. Purchase AED device: Ray moved accept, Steve 2nd - passed
- C. David Byrne comments after Anthony Volpe and discussion of building facade projects.

New Business:

- A. Purchase/install timers for roof fans: Ray moved accept, Lois 2nd - passed.
- B. Anthony Volpe, made slide presentation (Lisa, please attach) regarding building facade and proposed concept designs.

Estimated costs:

Facade repairs/updates and painting - mandatory: \$750,000 (reservable)

Stone Base: \$450,000

Glass Rails: \$ 450,000

Roof Rails (mandatory): \$290,000 glass, \$250,000 picket

Queries: Life of Glass Rails: Estimate 30 years

Guarantee of glass rails: 2/3 years

Life of current picket rails: 30 years.

A special open meeting on facade will be scheduled.

David Byrne presented and replied to questions on 4I lawsuit.

9:30PM, Lois moved adjourn, Steve 2nd. Meeting adjourned.

Respectfully submitted,  
Lois Gerber,  
Sec'y