

**Harbour Mansion Condominium Association
Board Meeting – Monday November 13, 2017
2nd Floor Clubroom
Open Session**

Board Members Present: Ray Ambrosino, President
Mike Behar, Vice President
Andy Prince, Treasurer
Lois Gerber Secretary
Susan Diamond Trustee

Management Present: Lisa Williams, MPM

Ansell Grimm and Aaron- Elyse Bergenfeld, Esq

Call to Order

Ray called meeting to order at 7:05PM.

Approval of Minutes

Approve minutes of last open meeting, Apr 03 (July meeting was HM Annual Mtg):
Ray move to approve, Mike 2nd/ Passed. Andy abstain.

Officers Reports:

Pres. report: review of lobby renovations. Ray acknowledged the volunteer work of committee members. (Note: although some unit owners in audience wanted to discuss, questions/comments were tabled until appropriate open session for same).

Treasurers' Report:

Ray moved accept, Mike 2nd, Unanimous

Management report: Lisa Williams gave the Management report

Committee reports: Ray read latest figures on unit sales and leases

Lois introduced Charles Bruns as new editor of quarterly HM newsletter.

Old business: ratify following:

A. Ray move, Mike 2nd: Remove Andy HM legal liaison and bring back previous system. Carried, 4:1 (Andy vote no).

B. Ray move, Mike 2nd: Trustees e-mails regarding HM business to Lisa must be cc'd to all members. Unanimous

D. New compactor: Ray moved accept, Mike 2nd, Unanimous

E. Lobby renovations: Ray moved accept expenditures of up to \$118, 500, Lois 2nd, Carried 4:1, Andy: nay

F. New window replacement policy to light commercial Ray moved accept, Lois 2nd, Unanimous

G. Expenditures as a result of fire inspection: Lois moved accept, Mike 2nd, Unanimous

H. Summer staff bonus: Ray moved accept, Mike 2nd, Unanimous

New Business

2018 Budget - Andy presented to audience. Ray moved to accept, Mike 2nd. Unanimous.

2016 Audit - Ray moved accept, Lois 2nd. Unanimous. Final document to be posted on HM website.

Andy made a number of motions that were not seconded. Under RROO, same are not recorded.

One motion requesting 7 unit owners that had windows installed by Mike over the summer sign the same hold harmless clause that new installations require was tabled for further discussion/action, Elysa advised Board cannot make them do this.

Lois moved to adjourn the meeting at 8:00PM (??). Andy 2nd, unanimous.

Respectfully submitted,

Lois Gerber, HM Secretary