

**Harbour Mansion Condominium Association
Board Meeting – January 8, 2018
7:00 PM
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

CALL TO ORDER:

Meeting called to order at 7:00 PM by Ray Ambrosino

OFFICERS REPORTS

Motion to approve the minutes from the November 13, 2017 meeting.

Motion: Ray Ambrosino, Second: Andy Prince All Approve

TREASURERS REPORT:

Motion to approve the Treasurers Report

Motion: Lois Gerber, Second: Ray Ambrosino All Approve

Management Report:

Lisa Williams presented the management report.

Committee Report

Newsletter:

Lois Gerber reported that Charley Bruns was working on the January 2018 edition of the newsletter and it will be distributed soon.

Decorating:

Lois Gerber advised that furniture has been ordered for the lobby and we are awaiting delivery. She thanked the decorating Committee for all their hard work and suggestions.

OLD BUSINESS:

Request for Emotional support dog/ Unit 5H

While the consensus of the Board for an emotional support dog from the unit owner in 5H is no, the board will follow legal advice and take the appropriate steps.

2018 Budget

Motion to reallocate funds from the contingency category to the lobby furnishing category.

Motion: Ray Ambrosino, Second: Mike Behar All Approve

NEW BUSINESS:

Elevator Interiors

As part of the continuing building beautification, Trustees are looking to modernize and upgrade the elevator interiors. So far two quotes have been received. They are also checking into operational modernization as well.

Bid Specs for Windows in Pool Area

Motion to develop bid specifications for windows in the pool area.

Motion: Ray Ambrosino, Second: Lois Gerber All Approve

Automatic Door Closures

Motion to approve automatic door closures on the north side doors as well as the garage door. This is a much needed improvement for both energy savings as well as resident visitor and staff comfort and ease.

Motion: Ray Ambrosino, Second: Lois Gerber All Approve

Super Bowl Party

The Super Bowl Party is scheduled for Sunday February 4, 2018

General Discussions

Andy Prince suggested HM Financials which are available to unit owners on the website be password protected.

Andy Prince advised that Trustees are looking at utility savings by obtaining quotes from other providers

Lois Gerber mentioned that the building should look at wireless services.

ADJOURNMENT

Meeting adjourned at 7:45PM.

Respectfully submitted,

Lois Gerber, Secretary,

Approved: _____