

**Harbour Mansion Condominium Association
Board Meeting – November 5, 2018
7:00 PM
2nd Floor Clubroom
Open Session**

Board Members Present: Ray Ambrosino, President
Mike Behar- Vice President
Mike Greco- Treasurer
Lois Gerber, Secretary
Steve Issman-Trustee

Management Present: Lisa Williams

CALL TO ORDER:

Meeting called to order at 7:05 PM by Ray Ambrosino

OFFICERS REPORTS

Motion to approve the minutes from the July 16, 2018 meeting.

Motion: Ray Ambrosino, Second: Lois Gerber All Approve

TREASURERS REPORT:

Motion to approve the Treasurers Report

Motion: Lois Gerber, Second: Mike Behar, All Approve

MANAGEMENT REPORT: Lisa updated meeting on status of front door. Problem with gate access after massive program failure was addressed. Hopefully, solution to resolve will be forthcoming. Elevator cab refurbishment to start later this fall. One cab out of service for each refurbishment (anticipated: 2 weeks). Also, building facade repairs to be done require scaffolding. This is regular maintenance. Discussed new Director of HM Maintenance, Roland de Martino. Snow removal contract update.

COMMITTEE REPORTS: NEW SALES 4D FOR \$435,000

OLD BUSINESS: None

NEW BUSINESS:

2019 HM Budget: Ray advised maintenance fees would remain the same but increase in parking fees and chair club annual fee to be collected. For the first time in HM recent memory, 48% of unit owners live year-round, increasing the traditional "off-season" need for services, maintenance and utilities. It was a challenge to maintain current level of maintenance fees and there is a very slim margin for unanticipated expenses. **Motion to approve the 2019 Budget**

Motion: Lois Gerber, Second: Mike Greco, All Approve

2017 Audit: Motion to approve the 2017 Audit

Motion: Ray Ambrosino Second: Mike Behar All Approve

2019 Garage Parking Resolution: No agreement on Par.. 8 so Lois moved to table
Mike G. 2nd. passed

Facade Proposal (attached): This is a reserve expense. **Motion: Lois Gerber,
Second: Ray Ambrosino All Approve**

Mike B. mentioned looking at replacing entry/exit vehicle barriers with a gate.

ADJOURNMENT

Meeting adjourned at 7:40PM.

Respectfully submitted,

Lois Gerber, Secretary,

Approved: _____