

**Harbour Mansion Condominium Association  
Board Meeting – July 16, 2018  
7:00 PM  
2<sup>nd</sup> Floor Clubroom  
Open Session**

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

Board Members Absent: Mike Behar- Vice President  
Management Present: Lisa Williams

**CALL TO ORDER:**

Meeting called to order at 7:10 PM by Ray Ambrosino

**OFFICERS REPORTS**

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

**Motion: Ray Ambrosino, Second: Lois Gerber All Approve**

**TREASURERS REPORT:**

**Motion to approve the Treasurers Report**

**Motion: Lois Gerber, Second: Andy Prince, All Approve**

**OLD BUSINESS:**

**A. Ratification of Replacement of Electric Supplier**

Motion to ratify the acceptance of an agreement with Great Eastern Energy to supply electric to Harbour Mansion for a two year period at a fixed rate of .08263 per KWH.

**B. Ratification of Replacement of Steam Generator for Steam Room**

Motion to ratify the proposal from AEMS to install a new steam generator at the cost of \$9800.00

**C. Ratification of Lifeguard Contract 2018**

Motion to ratify the acceptance of the contract from the City of Long Branch to provide Lifeguard Services for the 2018 season at a cost of \$19,500.00

**D. Ratification of Contract to Remodel Elevator Cabs**

Motion to ratify the acceptance of the contract from USC Elevator Interiors to remodel the elevator cab interiors at a cost of \$32800.00

**E. Ratification of Contract to Correct Deficiencies on the Exterior of Building**

Motion to ratify the acceptance of the contract from Commercial Waterproofing to correct deficiencies on the exterior of the building at a cost of \$15 100.00)

**F. Ratification of Contract to Replace Front door**

Motion to ratify the acceptance of the contract from RWC Windows and Doors to replace the front door at a cost of \$16995.00

**Motion to ratify the above mentioned old business.**

**Motion: Ray Ambrosino, Second: Lois Gerber, All Approve**

**ADJOURNMENT**

Meeting adjourned at 7:20PM.

Respectfully submitted,

Lois Gerber, Secretary,

Approved: \_\_\_\_\_