

# MAJESTIC CONDOMINIUM ASSOCIATION

## Minutes of Board Meeting

September 13, 2006

President, Drew Fletcher, called the meeting to order on September 13, 2006 at 7.39pm in the offices of Majestic Urban Renewal, LLC, 279 Grove Street, 2<sup>nd</sup> Floor, Jersey City, NJ. Board members Curt Harris, Edwin Valeriano, and Lisa Oguz were present. Paul Silverman participated by phone.

1. Review and approve July 12 2006 meeting minutes.
  - a. Minutes were amended regarding Edwin's participation and approved. Edwin was not present at the meeting, but provided his input by phone.
2. Homeowner Input
  - a. Homeowners in attendance – Kevin Gerritt, Emre Oguz
  - b. Received via e-mail – Cigarette butts on terrace.
  - c. Compressor noise –1J – Ductmate is scheduled to service the compressor on 9\14.
3. Financial Report
  - a. Update on financial condition of the condo association.
    1. Edwin Valeriano will do a catch up on financials for next meeting (transition of responsibility from Drew Fletcher)
  - b. All board members updated personal info for bank account.
  - c. Review of homeowners who had not yet paid HVAC maintenance fee.
  - d. One resident signed a separate contract with different company on his own.
  - e. Aga to remind residents who have not yet paid their service fee by email. Suggest mentioning in email that Pablo will escort the serviceman.
4. Managing Agent Report
  - a. Final update on roof deck expansion project
    1. Deck is completed.
    2. Pablo to maintain the vegetation as needed.
    3. Final cost: approximately ~ \$13,800.00 the cost of furniture and plantings to be added to this total.
    4. Board agreed to a budget of \$10,000 for construction and allocated \$2500 for additional items like furniture and planting.
    5. Paul reported that the developer, Majestic Urban Renewal, will contribute towards cost over \$10,000.

6. Paul will report exact amount of roof deck expansion at next meeting.
  - b. Duct Mate Fall service schedule
    1. Winter service scheduled 9\25-26.
    2. Future contract – Edwin made the suggestion to allow residents to pay after services rendered.
    3. Edwin made suggestion to advise the approximate service dates in the contract and to residents.
5. Sponsor Report
  - a. RAND transition survey report
    1. Paul still not able to mediate issues between Eric and engineer.
    2. Items in disagreements:
      - a. HVAC attachment to roof.
      - b. Parapet protection.
  - b. Wood floor in units, resolution
    1. No issues during the summer.
    2. Previous installer no longer available. However, Paul has a back up.
    3. If residents begin to notice problems with flooring, please bring to attention of the association.
    4. Drew made suggestion to remove from this item from meeting agenda going forward.
    5. Sponsor plan is to make repairs when a unit changes ownership, which makes it easier to remediate when unit is empty.
6. Old Business – none.
7. New Business
  - a. Use of the lobby for religious/political purposes
    1. Opinions were discussed regarding the role the Building should play in public and private events.
    2. Board agreed that all unit owners to submit a request to use of the lobby by email.
    3. Requests should be made to a board member or Aga.
    4. Board to approve the events that take place in the Lobby.
    5. Paul did not seek approval from board for recent German contingent reception held on 9\12.
  - b. Visitor parking in the garage
    1. A car recently parked in the garage over two weekends.
    2. Car was not parked in a assigned space. Concerns regarding the safety of other cars, which pay rent in the garage.

3. Guest parking is not permitted in the garage; all spaces are assigned 24 hours\day. Parking is available at Edison Parking at Montgomery & Marin and is open 24hrs \day.
- c. Garbage on the sidewalk near corner of Grove/Montgomery
    1. Trash receptacle at corner of Montgomery and Grove Streets repeatedly seen overflowing.
    2. Trash bags seen on that corner, near Weichert Realty on a daily basis.
    3. Weichert currently does not have a private service to pick up the company's trash and uses the public pickup instead.
    4. Paul to ask Weichert to join private pickup contract with Bar Majestic.
  - d. Upcoming Jersey City Studio Arts Tour
    1. Tour date to be reconfirmed by Aga.
    2. Jersey City Museum has requested to use the Lobby to house a artist for the tour.
    3. Current artist showing will be extended to be included in Tour. After the tour, rotating gallery will change.
    4. The event and the artist use of the Lobby will be advised to the residents by Aga via email.

8. Committee Reports - No reports

9. Good and Welfare - none

Next meeting date is Wednesday Oct 11 2006 @ 7.30pm

Meeting adjourned at 8.45pm