

Majestic Condominium Association

Minutes of Board Meeting

President, Drew Fletcher called the meeting to order on October 11, 2006 at 7:45pm in the offices of Majestic Urban Renewal, LLC, 279 Grove Street, 2nd Floor, Jersey City, NJ. Board members Curt Harris, Lisa Oguz, and Sponsor Paul Silverman were present. Edwin Valeriano was not present at the meeting.

1. Review and approve minutes of September 2006 board meeting
 - a. Minutes were approved via email.
2. Homeowner Input
 - a. homeowners in attendance
 1. Discussed issues with late night activity in a one of the apartments. Concerns over late night phone calls, noise and cigarette smell. Paul will speak with the resident as landlord and sponsor.
 - b. Input received via e-mail - Dog walker issue
 1. Debris\stains on the carpets from the dogs\dogwalkers who service the building. Paul will speak with John (www.doggiesplaymate.com) regarding solution to the issue.
 2. Aga will also order a special stain remover that may help remedy the stains (not just from the dogs).
3. Financial Report
 - a. Update on financial condition of condo association
 1. Report was presented by the Managing Agent, Paul Silverman.
 - b. Fall HVAC Maintenance Fee
 1. Approx 7 residents still have not paid their Fall HVAC maintenance. If not paid by next month's meeting, those outstanding will be contacted individually.
 - c. Review of Roof expenses.
 - d. Board approved paid vacation for the housekeeper who takes care of the building
4. Managing Agent Report
 - a. Status on remaining items ordered for lobby – task light.
 1. On back order – 12wks leadtime
 - b. Duct Mate Fall service schedule
 1. Service was completed.
 2. Service was also completed on 1J. Board to discuss the payment.
 3. Expect the part to be under warranty, but the labor will need to be paid.
5. Sponsor Report
 - a. RAND transition survey report
 1. Issues still pending. No resolution between Eric Silverman and RAND.

6. Old Business - None

7. New Business

- a. Concerns regarding dog walkers – covered in Homeowner input.
- b. Condition of hallway carpets
 1. Reviewed timing of replacement.
- c. Schedule next wine party or holiday party
- d. Roof expansion celebration as weather permits
- e. Holiday party scheduled for December 13th.

8. Committee Reports - None

9. Good and Welfare

1. Oktoberfest was a success – 500people attended.
2. Lisa and Emre Oguz's new bathroom
3. Curt's new job.
4. Addition of Kimberly Anderson to Exeter

Adjournment

Ended at 8.30pm