

# Majestic Condominium Association

## Minutes of Board Meeting

President, Drew Fletcher called the meeting to order on March 14<sup>th</sup>, at 7:38pm in the offices of Majestic Urban Renewal, LLC, 279 Grove Street, and 2nd Floor, Jersey City, NJ. Board members Curt Harris, Lisa Oguz and Edwin Valeriano were present. Sponsor, Paul Silverman was not present for this meeting. Aga Ziaja was present.

- Review and approve Meeting Minutes
  - Jan and Feb. minutes - approved
- Homeowners in attendance – Emre Oguz
- Homeowner input
  - Received via email:
    - Concern over dog hair on 4<sup>th</sup> floor hallway, elevator and other locations. Ask Paul to remind resident of non-compliance of rules and regulations re: appearance of common spaces.
    - Smoking smell – Ask Sponsor to address concern with residents \ rental tenants
    - National Drycleaners – Concern over late pick up and drop off. Aga will check with them on the schedule.
- Financial Report
  - The condo association is in good financial condition.
  - Reminder regarding increased common charges– Aga will send an email to residents reminding them of the increase effective April 1<sup>st</sup>.
- Managing Agent Report
  - Management fee – Board agreed to 2%. Will confirm fee increase with Paul Silverman in attendance in April meeting. Contract ends end-March `07.
  - New DVR system & Camera Upgrade - One camera is not operating correctly. Aga will contact vendor. DVR records on activity and can hold a least 3months of activity.
- Sponsor Report
  - RAND resolution – A verbal agreement was reached between Christie Engineering and Sponsor, which can satisfy Rand building survey. A written opinion letter is needed from the engineering firm to confirm acceptability of solution to RAND concerns

- Parking fee increase – Aga will send email to residents reminding them of the fee increases effective April 1<sup>st</sup>.
- Old Business
  - Carpet Selection results - Selection reviewed. Edwin recommended multiple bids for installation. Will vote on the final bid at the April meeting. Recommend to install mid-year.
  - Recycling – signage has been added to trash rooms.
- New Business
  - Utility Expenses of Parking Garage – to be discussed at April 11<sup>th</sup> board meeting.
  - Social Event – 3\28 Art Opening Reception – scheduled and emailed to residents.
- Committee Reports – none.
- Good and Welfare – none

Adjourned 8.34pm