

# Majestic Condominium Association

## Minutes of Board Meeting

Vice President, Curt Harris called the meeting to order on June 13th, at 7:40pm in the offices of Majestic Urban Renewal, LLC, 279 Grove Street, and 2nd Floor, Jersey City, NJ. Board member Lisa Oguz, and sponsor Paul Silverman were present. Board member Edwin Valeriano could not attend. Drew Fletcher arrived after the meeting's commencement.

### **Attendance**

Homeowners – Catherine & Steve LoMonico, John Shipman, Martin Buckingham

**April Minutes** – minutes approved

### **Homeowner input**

- ❖ All in attendance – water pressure. Pump was to be repaired. Paul will follow up.
- ❖ Martin Buckingham – question on the flooring. Previous discussions about issues with its condition and repair were mentioned.

### **Financial Report**

Ed not present to report.

### **Managing Agent report**

- Jeffrey Fippingger and power outage – 6/10
- Jeffrey is withholding his condo fees for June due to the power outage incident affecting his apartment.
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### **Sponsor Report**

- Engineering opinion letter for a/c units on roof – units have been attached on the roof however, engineer is requesting to seek a recommendation from a roofer.

### **Old Business**

- Carpet replacement – bids still pending for review. Aga will send bids to board for review.
- Utilities – Based on Drew's research, suggestion was made to have the garage sub-metered. Suggests investigating the cost for sub-metering the garage as an initial step to resolving issue. Paul will also review floor plan to estimate common area sq ft usage to determine estimated energy costs.

### **New Business**

- New ideas for capital improvements

- Telescope\viewer like on observation deck at Empire State building
- Movie projector
- Building improvement – lighting fixtures, molding, etc
  - Organize a committee to find designers.
- Bathroom\ sink on the roof
- Roof\Lobby – carryover till Ed is present
- Move in\out policy – carryover till Ed is present.
- Cable service – Emre and Lisa will monitor outages and advise Paul for investigation with Comcast.

**Good and Welfare - none**

Adjourned – 8.23pm