

## MAJESTIC CONDOMINIUM ASSOCIATION

Minutes of Board Meeting  
September 5, 2007

Drew Fletcher, Board President, called the meeting to order on September 5, 2007 at 7:45 p.m. in the offices of Exeter Property Services, 279 Grove Street, Second Floor, Jersey City, New Jersey.  
Board members Edwin Valeriano, Steven Greenblatt and Paul Silverman were present.

1. Review of Minutes from June 2007 meeting. Minutes approved. No meeting took place in July or August.
2. Homeowner Input
  - a. Fowler VTM machine located on the 3<sup>rd</sup> floor is not accepting the new \$10 bills. Management to call Fowler to update the chip.
3. Financial Report:
  - a. Financial statements were not supplied to Edwin prior to the meeting. Update on the financial condition of the condominium association to be reported at the next meeting.
4. Managing Agent Report: None
5. Sponsor Report: None
6. Old Business:
  - a. Carpet Replacement: Board reviewed three different bids for hallway carpet replacement. The three companies that submitted bids were Wilson Carpets, Hauptman and Brothers Carpet. Work was awarded to Hauptman.
  - b. Garage Utilities: Ed Valeriano called PSE&G to schedule an audit of garage lights. It is not a service that the PSE&G will perform. The board and the sponsor will agree on a reimbursement for garage utilities.
  - c. Capital Improvements: The possibility of installing a bathroom and/or sink is not structurally possible. The board approved a telescope viewer for the rooftop which will be ordered by management.
  - d. Procedure for move in/out: Current restrictions do not permit Sunday move ins /move outs, Saturday as early during the day as possible and preferred schedule is between 8-4 weekday. Rooftop reservations: Residents are not permitted to exclusively reserve the roof deck and management will send out emails informing residents of events on the roof.
  - e. Sidewalk trees: Trees on the sidewalk have been exhibiting signs of leaf scorch. Management sent in a small branch sample to Rutgers University Plant Diagnostic Laboratory which did not find anything abnormal in the trees besides possible lack of moisture. Tree gator bags have been put on the trees for added moisture.

7. New Business:

- a. Elections: Steven Greenblatt and Kimberly Gill have been officially elected to serve on the board. Lisa Oguz and Curt Harris resigned from their post. Edwin Valeriano was reelected for another term. Drew Fletcher's term expires in 2008. Board positions and terms will be discussed at the October meeting.
- b. Meeting Calendar: Proposed calendar for the remainder of the year and for 2008 is to met every other month. Board voted to keep the rest of the meetings scheduled for 2007 the same and to publish the 2008 calendar at the November meeting.
- c. Suggestion was made to install motion detector lights in the laundry rooms. Board came to a conclusion that it is too expensive to install and that majority of the time people are turning lights off.

8. Committee Reports: None

9. Good and Welfare: Next party is Oktoberfest, October 5<sup>th</sup> in front of Bar Majestic.

The meeting was adjourned at approximately 8:55 p.m.

Minutes recorded by Aga Ziaja