

## MAJESTIC CONDOMINIUM ASSOCIATION

Minutes of Board Meeting  
January 9, 2008

Drew Fletcher, Board President, called the meeting to order on January 9, 2008 at 7:35pm in the offices of Exeter Property Services, 279 Grove Street, Second Floor, Jersey City, New Jersey. Board members Kimberly Gill, Steven Greenblatt and Paul Silverman were present. Edwin Valeriano was not in attendance.

1. Aga Ziaja will reconstruct minutes from November meeting and will email to board members for review. Minutes will be voted on for approval at March meeting.
2. Homeowner Input
  - a. Loud noises late at night from apartment on 3<sup>rd</sup> floor. The management will address the issue with the tenant.
3. Financial Report
  - a. Edwin Valeriano not in attendance to give report. Quickbooks should be installed on Ed's computer and he should begin receiving copies of bank statements.
  - b. Paul will meet with Ed to develop 2008 budget. It will be distributed for review and voted on at March meeting.
  - c. Resident in building is behind on Condo Association dues by 7 months. Board decided to place a lien on this apartment. Condo attorney will be asked to draft a letter to the resident.
4. Managing Agent Report
  - a. Handicap ramp at front entrance will be temporarily patched by the weekend. A new slab will be laid in April/May.
5. Sponsor Report – none
6. Old Business
  - a. Carpet replacement – Board selected 4 carpet samples. Residents will be asked to vote on samples by Friday afternoon. Hauptman will install the selected carpet on one floor for approval.
  - b. DGX bid for new security camera at front entrance plaza was higher than \$600 approved by the Board at November meeting. Management will ask for quote from North East Tech. Board authorized \$1500 fee for camera equipment and labor.
7. New Business
  - a. Meeting dates approved for 2008:  
January 9, March 12, May 14, July 9, September 10, November 12
  - b. New ideas for Capital Improvements – The idea of installing a gym was presented. Drew will ask outside architect to develop a tentative plan for layout of equipment in unit 1A.
  - c. Board members will look at water damage near front stairwell and will email management only if it should not be fixed. If no response, management will have damage repaired.
  - d. Cracks in hallway ceilings will be repaired and hallways will be painted.

e. Official rules and regulations of the Condo Association will be amended to allow tenants to have pets, pending a vote from Edwin Valeriano. Drew Fletcher abstained from the vote. Tenants will be required to provide a \$250 pet deposit, complaints against the tenant should be submitted to the Board, and all fines against tenant will be at the discretion of the Board. Steven Greenblatt will draft new language to be added to the lease agreement and will email to Board members for approval.

f. Board approved a raise for Pablo Vizcaino, effective immediately.

g. Aga Ziaja should not be responsible for transportation of artwork to Majestic for display. Aga will obtain a quote from the Jersey City Museum's moving company to have this done. The Board thanked Aga for all her additional work.

h. Next homeowner event TBD

8. Committee Reports – none

9. Good and Welfare – none

Next meeting date is March 12, 2008 at 7:30pm.

The meeting was adjourned at 9:00pm.