

**Cambridge Courts Condominium Board of Directors Meeting
September 28, 2006**

I. Call to Order

Meeting was called to order at 6:40 p.m.

II. Quorum Count

Board Members present: Rosemary Gorski, President, Lorraine Bailey, Vice President, and DeAnna Renko, Secretary. Jeff Bridges, Property Manager, joined the meeting after the owner's forum.

III. Owners Forum

Annemarie Schneider, 2703, 101B: (1) remove sand bags outside her unit; (2) need new cover for the light at her back door (previous one melted); and (3) ceiling that sustained water damage because of missing caulking outside her unit needs to be finished.

Marlene Drohan, 2813 - #101: Juan is sleeping in the office and not picking up trash on the grounds, i.e., liquor bottles on the property on Monday left near the dumpster by the park. (Hiring of a full time porter was briefly discussed, which should eliminate these types of jobs not getting done.) Marlene also asked the status of the lilac bush to be planted in the 2405-2411 courtyard as a remembrance of a former tenant at 2405.

Muriel Deming, 2511, asked Marlene to report a couple of dead bushes outside her building.

Jon Fisher, 2811 - #101B: (1) Concerned that the outside drain will clog up with leaves because the mesh is missing from the drain; (2) suggested additional information on the posted notice regarding the mold remediation in the hallway such any side effects; and (3) Jon briefed the Board regarding his research into solar water heaters and stated the financial benefits into the future. American Solar can set up an evaluation of a building for \$150. The Bd. felt the evaluation would be worthwhile but at a later date given the immediate issues that require the Board's attention.

Lorraine Bailey brought to our attention the fact that the entire dryer vent cover was missing from Susan Oswald's unit behind 2801. There is only a large hole. Also, the screws are loose or missing to the front door hinges of 2703 and 2713.

IV. Minutes from the Previous Meeting

Motion was made and seconded to approve the minutes of the August 23 meeting as amended. Passed.

V. Financial

No report.

VI. Business Items

1. Budget: Jeff discussed with the Board the large increase and projected future increases in utilities. Because water has increased dramatically, Jeff suggested scheduling Triple State Plumbing to check all the commodes and faucets in each unit for leaks, which can waste gallons of water, increasing our water usage. Saturday scheduling on two or three weekends was suggested. After additional discussion regarding the budget, the following motion was presented: **Motion was made and seconded to accept the proposed budget for 2007 at an increase of 9.82%. Passed.**
2. Rule change to internal construction hours: To keep more in step with the construction hours of other condo's, there has been a rule change. **Motion was made and seconded to limit in-unit construction and non-emergency demolition, repair and maintenance to the hours of 8:00a.m. to 6:00 p.m., Monday through Saturday. Passed.**
3. Porter/janitorial service: A full time porter will improve the level of service throughout CC by being able to address light maintenance issues in the common areas but not issues inside of a unit. The Porter will be an employee of ProCAM on a yearly contract. His salary of \$34,284 will include benefits, uniform, and cell phone. **Motion was made and seconded to enter into a contract with ProCAM to provide a fulltime onsite porter/maintenance person. Passed. Motion was made and seconded to terminate the janitorial contract with DEC. Passed.**
4. Audit preparation: **Motion was made and seconded to accept the renewal agreement from Goldklang, Cavanaugh to complete the annual audits for 2006 and 2007. Passed.** The total cost is \$2,525 per year, including preparation of the annual tax returns.
5. Reimbursement: After a discussion by the Board regarding a reimbursement request of the owner in 2703, #101, the following motion was presented: **Motion was made and seconded to pay the deductible of \$250 for damages sustained by the owner's vehicle caused by a common area tree. Passed.**

VII. Adjournment

The meeting was adjourned at 9:30 p.m.