

**Shoreline Towers Condominium Association
Board of Directors Meeting
Official Board Minutes
Thursday, October 25th, 2007**

CALL TO ORDER:

Edward Frischholz called the meeting to order.

ATTENDANCE:

Dr. Edward J. Frischholz - President

Paul Nork - Vice President

Dr. Paul Chiarelli - Secretary

George Jakubowski - Treasurer

Marc Geller - Director

Lynne Bloch - Director

Luke Fitzgerald - Director

Sharon Schingoethe - Property Supervisor

Giovanni Feliciano - On Site Asst. Property Manager

Belinda Collins - On Site Property Manager

Announcements

Election Results

Edward Frischholz moves to accept and ratify the election results for the 2007 Election for the Board of Directors. The motion is seconded by Paul Nork. The motion passes unanimously. The 2007 election winners for the Board of Directors are Luke Fitzgerald, Marc Geller, George Jakubowski, and Edward Frischholz.

Edward Frischholz moves to accept and ratify the election of officers. The motion is seconded by George Jakubowski, the motion passes unanimously. The elected officers are, Edward Frischholz – President, Paul Nork – Vice President, George Jakubowski – Treasurer, and Paul Chiarelli – Secretary.

Carts

Carts that are available for use at Shoreline will from now on only be available for check out by residents. Residents must come and check out a cart if one of their guests wishes to use a cart.

Management Office Renovation

Earlier this year there was a flood in the management office and as a result carpeting had to be torn out. The Board is asking that management provide the Board with a plan of what needs to be done to renovate the office as well as the associated costs with said proposed plan.

Approval of Minutes

Edward Frischholz entertains a motion to approve the September Board Minutes. The motion is seconded by Paul Nork. The motion passes unanimously.

Legal Committee

Edward Frischholz makes a motion to set up a time where the association's legal council can come in and talk to unit owners about the general structure of what the legal council does for the association. This special meeting will allow unit owners to ask specific questions to the associations' lawyer.

Mr. Nork asks when and at what time the proposed meeting will held. Edward Frischholz responds that the association is waiting on an email and the proposed meeting will be in two to three weeks at sometime in the late afternoon so that Board members as well as residents can be present.

The motion is seconded by George Jakubowski. The motion passes unanimously.

Commissary

Mr. Nork gives a report on the commissary committee. He notes that the process to find a new commissary lessee has been temporarily delayed, firstly due to previous flooding. Secondly, because the committee still needs to collect information from potential tenants, they are recommending that while the management office is being renovated the management office be relocated to the commissary. In the mean time, the Mr. Nork makes a motion that some type of vending machine service be offered so that individuals doing laundry can get a snack. The motion is seconded by Lynne Bloch. The motion passes unanimously. Mr. Frischholz asks that the committee provide management with said proposed vending machine service information.

Mr. Fitzgerald asks what type of time frame the association is looking at for the renovation of the management office. Ms. Schingoethe responds that after renovation plans have been decided on for the management office, it will take approximately 50 to 60 days for completion.

Cable Committee

Mr. Chiarelli accepts the reassignment

Balcony Committee

Mr. Nork accepts the reassignment.

Rules & Regulation

Mr. Chiarelli accepts the reassignment.

Election

Ms. Laffer is not present and will be asked about reassignment at a later time.

Exercise Room

Mr. Loring had said that he would accept the reassignment.

Website

Ms. Donovan is not present, but since she is already working on preparing the website, the Board is going to assume that she accepts the reassignment.

Life Safety

Both Chuck Blech and Norman Alper accept the reassignment.

Business Activity

Mr. Nork accepts the reassignment.

Pet Committee

Marc Geller accepts the reassignment.

O&M

Mr. Fitzgerald accepts the assignment.

Management

Mr. Geller accepts the assignment.

Reserve Study

Ms. Treptow accepts the reassignment.

Laundry

Ms. Treptow accepts the reassignment.

Budget

Mr. Jakubowski accepts the reassignment.

Window Replacement

Both George Jakubowski and Paul Nork accept the assignment.

ASCO Representative

Edward Frischholz is waiting on the acceptance of an individual to the ASCO representative committee. Mr. Frischholz currently chairs the committee.

Treasurer's Report

George Jakubowski goes over the treasure's report. There are no action items at this time.

Sales and Leases

Sales

16B	Lewis to Mouton	for	\$169,999.00
22P	Gawat to Yonce	for	\$150,000.00

Leases

25E	Cordero to Moore	for	\$1495.00 per month
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Edward Frischholz moves to approve the sales and leases. The motion is seconded by Paul Chiarelli. The motion passes unanimously.

Old Business

HVAC Project

Edward Frischholz makes a motion that the building do engage in an HVAC cleaning project at a cost of \$160,000 dollars. However, the motion does not address how the HVAC cleaning project will be financed. The motion is seconded by Lynne Bloch. The motion passes unanimously.

Adjournment

Edward Frischholz makes a motion to adjourn. The motion is seconded by Lynne Bloch. The motion passes unanimously.