

**MINUTES**  
**LIME BAY #4 CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 18, 2018**

**Board Members Present**

Abe Golcman, President  
Rob Picora, Treasurer  
Jim Molini, Director  
Paul Berger, Director

**Board Members Absent**

Tom Burns, Vice President

**Property Manager Present**

Ann Campbell, Phoenix Management Services

**Call to Order:**

The meeting was called to order by Abe Golcman, President, at 7:00 PM.

**Roll Call:**

Ann Campbell reported that Kirby Swanson had submitted his letter of resignation, resigning from the Board of Directors, effective January 15<sup>th</sup>. It was determined that a quorum of the Board was present and a meeting could be conducted.

Abe Golcman nominated Paul Berger to fill the Board vacancy, created by Kirby Swanson's resignation. Rob Picora seconded the motion and it passed unanimously.

Rob Picora gave the Treasurer's report. He reported that as of November 30<sup>th</sup>, the Association had \$51,066 in its Operating account and \$169,811 in its Reserve account.

Abe Golcman reported that Comcast had dropped the ball on providing service as of January 1<sup>st</sup> and was still in the process of getting construction approval from its people. He noted that once construction was approved, work would commence. He advised that Comcast would have to go into every unit to see what kind of wiring was in place, as proper wiring was necessary in order to receive upgraded service. He also advised that Comcast would be sending letters out to unit owners, advising them of their upgraded services and when it would be starting. He noted that unit owners should continue to pay their monthly bills to Comcast and when everything was straightened out, the Association would reimburse each unit owner \$20 for every month they did

not receive service through the Association. He noted the Association may pursue Comcast for forfeiture of contract and would try to get something back in return.

Abe Golcman reported that Building 16's elevator was constantly down for repairs, at least weekly. He noted this was because people were pushing the elevator door open when it wanted to close. He advised this tripped the system's breaker and service had to be called. He asked the residents of Building 16 to leave the elevator's door alone and to allow it to close. He noted the Association would be looking into installing cameras on each floor of Building 16 to keep an eye on its elevator. Abe also reported that the Association would have its own web site, which would be up and running by July 1<sup>st</sup>. He noted the Association was negotiating with professionals to get a web site up and running.

There being no further business to discuss, the meeting was adjourned at 7:30 PM.