

Directors Meeting Minutes

Promenade Towers

January 19, 2017

Directors present: Megan Ladd, Leonard Ney, John Rastl, Mark Rockwood, Frank Walsh and Jim Zafirson

Directors absent: Dave Mathieu

- 1) The meeting was called to order in the Community Room at approximately 7:00 PM.
- 2) The meeting minutes from December 8, 2016 were approved as written.
- 3) Treasurer's Report: John Rastl presented a summary of our income and expenses through December.
 - The Operating account balance was \$46,209 and Reserve balance was \$638,984 as of December 31, 2016.
 - Annual Report is due in March.
- 4) Unfinished Business:
 - Elevator light replacement – The mid-month decision to replace the elevator lights at a cost of \$1174 was confirmed. The LED lights and dimmer have been ordered.
- 5) New Business:
 - Issue getting cars moved for snow plowing – A discussion was held around the challenges of cars not being moved as requested so plowing could be done. Cars left in the areas to be cleared cause additional work and cost. It was suggested fines be levied instead of towing. No final decision was reached.
 - TWC Channel Outage – Channels 38, 48 and 58 were not working for many units. The frequency of these channels had changed and was being affected by the deletion filter. The deletion filter was removed and the channels are now available. The removal of this filter caused the ability to view the front door on channel 3 to be lost. Digital Sky has been contacted and research is being done on the cost of restoring this functionality
- 6) Property Manager report:
 - Gilman Electric did an assessment to determine the cost of replacing existing lighting in the common areas with LED lighting. The initial estimate is approximately \$20,000 when tax credits/rebates are factored in. Replacing the lights has a Return of Investment timeframe of 3 years. Further discussion on this topic will be held once a more detailed estimate is available.
- 7) Meeting was adjourned at 7:28 PM.



Megan H. Ladd
Secretary