

Directors Meeting Minutes  
April 16, 2009  
Promenade Towers

Directors present: Leonard Ney, Stewart Peller, John Rastl, Cynthia Widdows and Jim Zafirson

Directors absent: Bruce Hopkins and Margie Thomsen

1. The meeting was called to order in the PECA Community Room at approximately 7:00 PM.
2. The meeting minutes from March 19 were approved as written.
3. Treasurer's Report. John Rastl reviewed the January-March Operating Account compared to our budget. He noted that about approximately \$4,000 was paid in 2009 against invoices that were from work done in 2008. In addition to that the only thing significant is our utility expenses have been over budget (\$3,000 for electricity and \$1,000 for water).
4. Unfinished Business. Len Ney reported that he and Mr. Rastl attended the Maine Judiciary Committee's hearing on a proposed bill (LD961) that would give a condo association a priority lean for up to 6-months worth of fees and attorney costs. Mr. Ney testified in favor of the bill along with many condo owners from across the state but the banks, credit unions and realtors provided testimony in opposition. Mr. Ney said that even if it did pass it would probably only apply to "new loans."
5. New Business.
  - a. Office Manager Issues. Pauli Daniels reported that the spring sand clean-up would be next week. She said we would get the elevator carpets cleaned after the sand is cleaned up. She also reported that Rick Lank has completed installing handles/push plates on all the stairwell and trash closet doors.
  - b. Einar Juhlin noted a recent newspaper article described how foreclosures in a condo affect the other owners and he asked if we have any units in foreclosure. Mr. Rastl responded that we do not have any units in foreclosure.
  - c. Bonnie Adams noted that the hall heating units in her hallway (Bldg 1, 2<sup>nd</sup> floor) are not adjusted the same. One seems to run all the time and the others never run. Mr. Zafirson said we would see if they could be adjusted to balance out better.
6. The meeting was adjourned at approximately 7:25 PM.



John M. Rastl  
Secretary Pro Tem