

Board Meeting
June 14, 2012
8:00 PM

The meeting was called to order at 8:00 PM. Members present were Canavan, Ciambrone, Gryczka, Kennedy, Morris, McAndrew, Raynor, Rich and Tesser. Eileen Rise and 18 Unit Owners were also present.

President's Report

On May 29th the Board of Directors re-organized for the coming year. The following are the board-elected officers:

President: William Kennedy
Vice President: Beth Morris
Treasurer: Ed Rich
Secretary: Carol Ciambrone

The independent certified audit prepared by Wilkin & Guttenplan has been received. Copies are available in the Management office.

I would like to remind residents that questions or issues addressed to the Board should be submitted in writing at least five days prior to Board meetings. This allows adequate time to ensure an accurate response is provided. Please give any such requests to the management office and they will be directed to the appropriate Board member(s). Please don't submit any questions via email.

New forms have been prepared to report accidents, complaints, incidents and compliments. The forms are available at the front desk. Please fill out and submit to the Management office.

Mr. Canavan will provide follow-up and report results to the Board.

Once again, please, no emails.

Budget: The Board has begun to set time lines for the new fiscal budget review. I prepared a priority list for all Board Members and asked them to rate these priorities, starting with the most urgent problems and moving down to the most requested suggestions. Unit owners who have items for the Board to consider should submit them to the Management office.

Tennis court update.....if the weather holds the company is looking at the last week of June for the repairs and painting of the courts.

I am pleased to report that there were 3 units sold and closed in May. Two sales included the full payment for the balance of the garage assessment owed on these units.

The next Board meeting will be Thursday, July 26th at 8:00 PM.

Secretary's report: Mrs. Ciambrone made a Motion to approve the April 12th 2012 minutes. The Motion was seconded and passed.

Treasurer's report: Mr. Rich made a Motion to approve the bills in the amount of \$180,020.27. The Motion was seconded and passed.

Web-Site committee presentation: www.channelclubtower.com

The Web-Site Committee cut the golden ribbon and announced, “We are officially launched!!!” You have received an email explaining the steps to take to log onto the member site. Once you take a look feel free to email suggestions & comments to the Web-Site-Committee.

Connie Gryczka thanked Doug Raynor, Gray Sensenich and Barry Tesser for their meticulous, thorough and professional job in providing us with our web-site.

Connie also acknowledged Helen McAndrew for some of the beautiful shots of our building and grounds. According to Doug: “You are going to find a lot of good stuff in there”.

Barry commented that the web-site will be a good tool for Realtors to show prospective buyers.

Summary of question and comments

Horton Hickerson, our Accountant has always attended the budget meeting in September. He will be here on **Thursday September, 13th 2012 8:00 PM** to answer any of your questions relating to our finances. A copy of the audit is in the Management office.

President Kennedy compiled a priority list, in no particular order, to guide the Board in making future decisions. In regard to these decisions he repeated that the Board does not have (and never did have) any hidden agenda and all expenses will be subject to review and analysis. The current priorities included:

Roof replacement, hot water boiler replacement (Insurance requirement), East & West exterior doors, construction consultant for major renovations, lobby refurbishment, walking path, TV for the social room, North & South Door walk-off mats, Reserve Study, paving blocks at rear entrance to match front entrance.

The Board of Directors reviews plans and suggestions from the Borough. There is a form in the office should you have any plans for renovation. For your protection you should check to see if workman are bonded and have all the proper permits in order. Renovation Plans should be submitted to the Monmouth Beach Construction Department for approval, comments or permits that might be needed.

The Outreach Program” has ski equipment, roller skates. Please contact Myron Kaller if you have any suggestions as to where he could donate them.

The Social Committee has a wonderful evening planned for all Residents of the Channel Club Towers. Please join us for good food, live music, swimming and the best time to meet and enjoy the company of your neighbors.

**Fifth Annual Party at the Pool
“Tropical Twilight”
Saturday July 21st 2012
6:30 PM – 10:00 PM
There will be a lifeguard on duty**

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Carol Ciambrone, Secretary