



Channel Club Tower Association, Inc.  
One Channel Drive  
Monmouth Beach NJ 07750

**Board Meeting**  
**November 15, 2012**  
**8:00 PM**

The meeting was called to order 8:00 PM. Members present were Canavan, Ciambrone, Kennedy, Morris, Raynor, Rich, Tesser, Eileen Rise, and 27 unit owners.

**Secretary's Report:** Mrs. Ciambrone made a Motion to approve the September 13, 2012 minutes. A Motion to accept the minutes was seconded and passed.

**Treasurer's Report:** Mr. Rich made a Motion to approve the October bills in the amount of \$88,670.54 and the November bills in the amount of \$155,540.85. This amount included \$27,000.00 payable to Servpro for storm clean up and 5 payroll periods. A Motion was made and seconded to pay the October and November bills. The Motion passed.

**Social Committee Announcement:** Due to Storm Damage that impacted the Social Room, The Holiday Party has been cancelled. When everything is repaired/replaced we will have a "Welcome Back to Normal Party".

**President's Report:** Mr. Kennedy commented that he was not here during the storm. When the Governor announced a state of emergency and the Mayor of Monmouth Beach advised evacuation, he and his wife left for two nights. He understands that the Board members, valet staff and residents who stayed came together and did an amazing job.

Residents should understand the decision to stay is at your own risk. If there was a storm surge and the generator did not function there would be no lights, no fire pump, no hot water, no intercom communication service, and no elevator service in case of an emergency.

**Board Member Comments.**

Ms. Morris, Mr. Canavan, Mr. Rich, Mrs. Ciambrone and Mr. Tesser all stayed through the storm. All felt safe and except for Mr. Rich stated that they would stay again. Mr. Tesser commented that everyone pulled together to protect their homes. Mrs. Ciambrone thanked all for helping and Mr. Canavan praised the valet who was on premise for doing an incredible job. Mr. Rich recognized Phyllis Tarter for helping man the front desk.

Mr. Raynor commented that he left as he wanted to be with his dad who is elderly and would be in trouble alone.

He felt that Monmouth Beach did a great job getting prepared and communicating with residents. Mr. & Mrs. McAndrew and their family who live in Monmouth Beach also evacuated.

### **Management Announcement**

Mrs. Rise read the following:

I would like to thank and recognize our employees and three generous unit owners, Mrs. Myra Bardy, Mrs. Barbara Flom and Mrs. Sandy Mufti who donated all new children's clothing and gently worn adult clothes, especially coats, to our neighbors in Sea Bright, Highlands and Union Beach. CCT maintenance man Nick Spaans delivered 9 boxes to the collection site in Hazlet.

What is still needed is baby food, diapers, and non-perishable food. Anyone who wishes to contribute may bring items to the management office as Nick will be making a second delivery next week.

### **Storm Report**

Management reported that Channel Club Tower was the first building in town to be certified ready to have power restored which happened the night of November 5<sup>th</sup>. The flood insurance adjustor was here on Tuesday, November 13, 2012 to document the damage to the Health Rooms, Social Room and Hallways. The Board has authorized management to replace the carpeting and restore the areas using only the insurance money that we receive.

Landscaping and tree replacement are not covered by insurance. Our wind damage included a section of the roof, one garage roof light, fencing, exhaust fans, one section of glass and some other items.

Mr. Kennedy mentioned that two letters were sent to the Marina concerning removal of the two boats on our property. The police have also been contacted for help.

Mr. Kennedy added that the Board will explore costs on purchasing a larger generator. The Building has flood insurance for the building and building contents. Residents may want to explore purchasing contents coverage especially for anything in the storage areas.

### **Insurance Renewal:**

The building insurance renews December 1, 2012. Five agencies were initially contacted in September. Due to the storm, some insurance companies are either not quoting or have rescinded their quote. CCT has two quotes that have not been finalized. Ms. Morris made a Motion that was seconded and approved to appropriate \$110,000.00 for the insurance. This is with the understanding that rates may increase 10% this year. Management and Board members will meet next Monday to review the final proposals.

### **Roof Project:**

A roof consulting engineer firm was hired to assess the condition of the roof, prepare bidding documents and drawings, submit a list of bidders (4), evaluate the bids and meet with the Board. At the meeting, three bids were presented. After a lengthy discussion including changing the start date to March 15, 2013, our consultant went back to two of the bidders asking the same questions of each regarding timing, pricing and change of the start date.

After reviewing the answers it was the consensus of the entire Board to go with the local New Jersey firm as the owner of the company would be on site everyday. The firm is Delta Contracting Services, East Brunswick NJ.

A Motion was made and seconded to appropriate  $\pm$  \$775,000.00 from the reserves for the roof replacement project. The Motion passed.

**Comments & Questions**

The main topic was “hurricane Sandy”. Unit owners thanked the Board Members for all their efforts thru the storm and afterwards. A need for an emergency plan was discussed. Board member Tesser mentioned that the Board will be looking at a plan that has different stages of preparation, including getting residents involved and trained.

One unit owner mentioned the MBOEM who did an excellent job. Perhaps they could help develop a plan. Also asked was if the building had a defibrillator. The answer was no as no resident wanted that responsibility. Mr. Kennedy will appoint some Board members to an emergency plan committee.

A unit owner asked if there were any incident issues to report on at this meeting. Mr. Kennedy answered that there was nothing to report.

An owner mentioned that she fill out a form and had a response within hours. Thank you.

Also discussed was the Web Site. A resident asked – Could current information be put on it to keep it up-to-date? It was also asked if web traffic is monitored.

Board member Raynor responded that it is not monitored as that would be an additional expense. So far 100 residents have signed up. We encourage residents to go to the office to join. One of the things asked when the original letter went out was for feedback and up until tonight we have not heard from anyone.

A unit owner suggested looking into text messaging residents with up-to-date emergency info.

The Outreach Program needs volunteer help and storage space. Please help. The Red Cross will hold an “Are You Ready” Workshop at CCT in January.

The meeting was adjourned at 9 PM

Respectfully submitted,

Carol Ciabrone, Secretary