



Channel Club Tower Association, Inc.

One Channel Drive
Monmouth Beach NJ 07750

Channel Club Tower

Open Meeting

Minutes

March 14, 2013

8:00 PM

Channel Club Tower Social Room

- I. Meeting Commenced at 8:00 PM
- II. Roll Call
 - a. Present
William Kennedy – President
Beth Morrison – Vice President
Carol Ciambrone – Secretary
Connie Gryczka – Trustee
Brian McAndrew – Trustee
Doug Raynor – Trustee
Barry Tesser – Trustee
Association Advisors
Patricia Boyce
Absent
Edward Rich
Mike Canavan
- III. **Approval of the Minutes for January 9, 2013** – Motion by Carol Ciambrone, seconded by Doug Raynor and approved by all.
- IV. **Approval of Expenditures in the amount of \$45,068.15** for operating purposes – Motion made by Barry Tesser seconded by Beth Morrison and approved by all.
- V. **Treasurer's Report**
 - a. Mr. Kennedy advised that the treasurer Mr. Edward Rich was not in attendance.
 - b. The budget is at a breakeven point for this period of time.
- VI. Management Announcement - Patricia Boyce introduced herself to the community.
- VII. Presidents Report – William Kennedy provided an overview of the election process for this year and current items that the board is addressing.
 - a. Election Process - There will be three appointed monitors of the election. Their responsibility will include oversight of the election process from the collection of ballots to the tallying of votes. Mr. Kennedy has appointed Mr. Benedict Raia, Ms. Susan McGuinness and Ms. Ellen Martin as the inspectors of election for the election May 9, 2013.
 - b. Resolution for Shut offs and Water hoses for washing machine, dishwasher, ice makers, and all other appliances that are connected to a water line. Mr.

Kennedy advised that all owners need to inspect and repair shut offs that are not operable or hoses that need to be replaced. The Board is in the process of finalizing a resolution that will require that inspections take place and certification that everything is in good working order and/or that any necessary repair work has been completed. Certification will be provided to the management office.

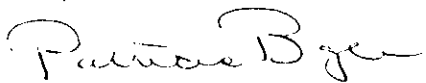
- c. Roof Replacement Project – There will be a reduction in the cost to replace the roof in the amount of \$28,560.00. This was possible through using different materials for the replacement that are as good or better than the original method.
 - i. Patricia Boyce gave an overview of the roof project (as submitted)
- d. Front Desk Log Book – Mr. Kennedy advised the members in attendance that there is a log book at the front desk for incidents and reports that are kept on file. This procedure has been in place for many years.
- e. Hurricane Sandy – Wind damage claim proceeds in the amount \$69,995.02 will be issued to the association. All items that were damaged were not covered under the insurance policy. The exterior lighting, wiring, landscaping and fencing are not covered by insurance and will be an additional expense to repair for the association.

VIII. Resident Q/A

- a. Defibrillator – Discussion - residents that felt the need to have a Defibrillator at Channel Club and comments regarding how members of the committee that is working on emergency procedures not including residents that feel they should have been asked to participate.
- b. Redecorating of the Lobby area – comments regarding the installation of the wallpaper on the first floor hallways being a missed opportunity to start the redecoration of the building
- c. Valet Service – Inquiry on checking log books for incidents with the Valet service to determine if there are many issues with the current company.

- IX. Adjournment of Meeting – The meeting was adjourned at 9:40 PM. Motion to adjourn the meeting made by Doug Raynor, seconded by Beth Morrison and approved by all.

Respectfully Submitted,



Patricia Boyce

Community Manager