

Board of Directors Meeting of the Gayle Condominium

July 17, 1984

The Board of Directors of the Gayle Condominium Association met July 17, 1984 at 7:00 p.m. Board members present were:

Marilyn Pederson  
Connie Rocker  
Bill Marler

These items were discussed and the following decisions made:

1. The budget and reserves of the Association were discussed. A balance of approximately \$825 remains for 1984 maintenance and repairs; and a balance of \$764 remains of the 1980 one-time assessment (after payment for the exterior brick planter).
2. The Board agreed that the entire fee of \$1,200 for the planter would not be paid until the work is completed as per the attached drawing by Jim Kressbach, and approved by the Board of Directors.
3. The Board approved payment of \$315.07 in attorney's fees for the lien against Nick Ballard's condominium for nonpayment of condominium fees.
4. The Board discussed a landscaping plan for the exterior provided by Marvin Gardens, landscape designers. The Board agreed to go ahead with these plans at a cost of \$1,500. Paul Repatowski, owner of Marvins Gardens will make a second presentation to Board members who missed his first presentation to explain the plan.
5. The Board also discussed the remaining approved improvements of the one-time assessment fee, which included an awning and graphics for the front door. The Board will have the existing awning removed, but not replaced. Monies allocated for a new awning will be used for a new front door and graphics, and lighting on either side of the entry. It was agreed, after reviewing the architecture of similar buildings, that an awning was not needed with our recessed entrance.
6. A list was made of items to discuss with all condominium members in November.
7. A list of duties for the janitors was made. This includes:

Vacuum and dust hallways and clean laundry room twice monthly  
Clean front and rear stairwells once a month  
Clean storerooms and workrooms once every 3 months  
Pick up litter in front and rear of building as needed during regular visits.

It was agreed to have the manager ask our existing janitors to include the above tasks in their duties. If they feel the \$50 fee per month is not adequate for the above tasks, the Board will ask any members of the association if they would like these responsibilities for \$50 per month.


8. The Board agreed to hire gardeners for \$20 per month to take care of the new landscaping once it is completed, as needed.
9. The Board listed the duties of the manager, who is paid \$100 per month as follows:
  - Collect monthly fees
  - Help the Board prepare yearly budget
  - Pay all condominium bills
  - Change burned-out light bulbs
  - Contact repairman, gardeners and janitors as needed
10. It was agreed to ask the manager to change burned-out light bulbs more frequently, and to make sure the steam pipes are "blown-out" on a yearly basis.
11. The Board agreed to have "maintenance and repair days" in August. All members of the condominium association will be asked to sign up for one of the three days to help make the necessary repairs to keep the building in "mint" condition. These include:
  1. Touch-up paint in hallways and on doors
  2. Repair third floor wall
  3. Paint front and rear stairwell
  4. Touch-up paint on walls and ceilings in stairwell
  5. Remove radiators from stairwell, fix hallway plumbing
  6. Clean exterior brick by fire escape
  7. Paint washroom walls and floor.
  8. Paint floors in workrooms and storerooms
  9. Clean Boilerroom and paint floor and walls
  10. Paint south side of building's windows where necessary

Bill Marler will be in charge of organizing everyone and a schedule will be sent to all members. If enough members do not participate, a person will be hired and paid out of the yearly maintenance and repairs budget to complete the above tasks. Monies for paint and supplies will be taken out of our annual maintenance and repairs budget also.

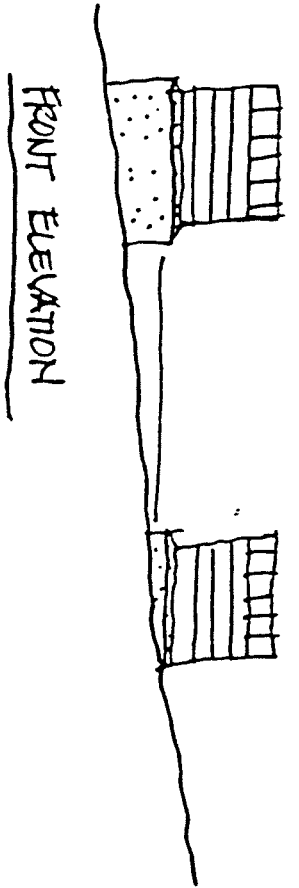
BOARD OF DIRECTORS

  
Connie Rocker

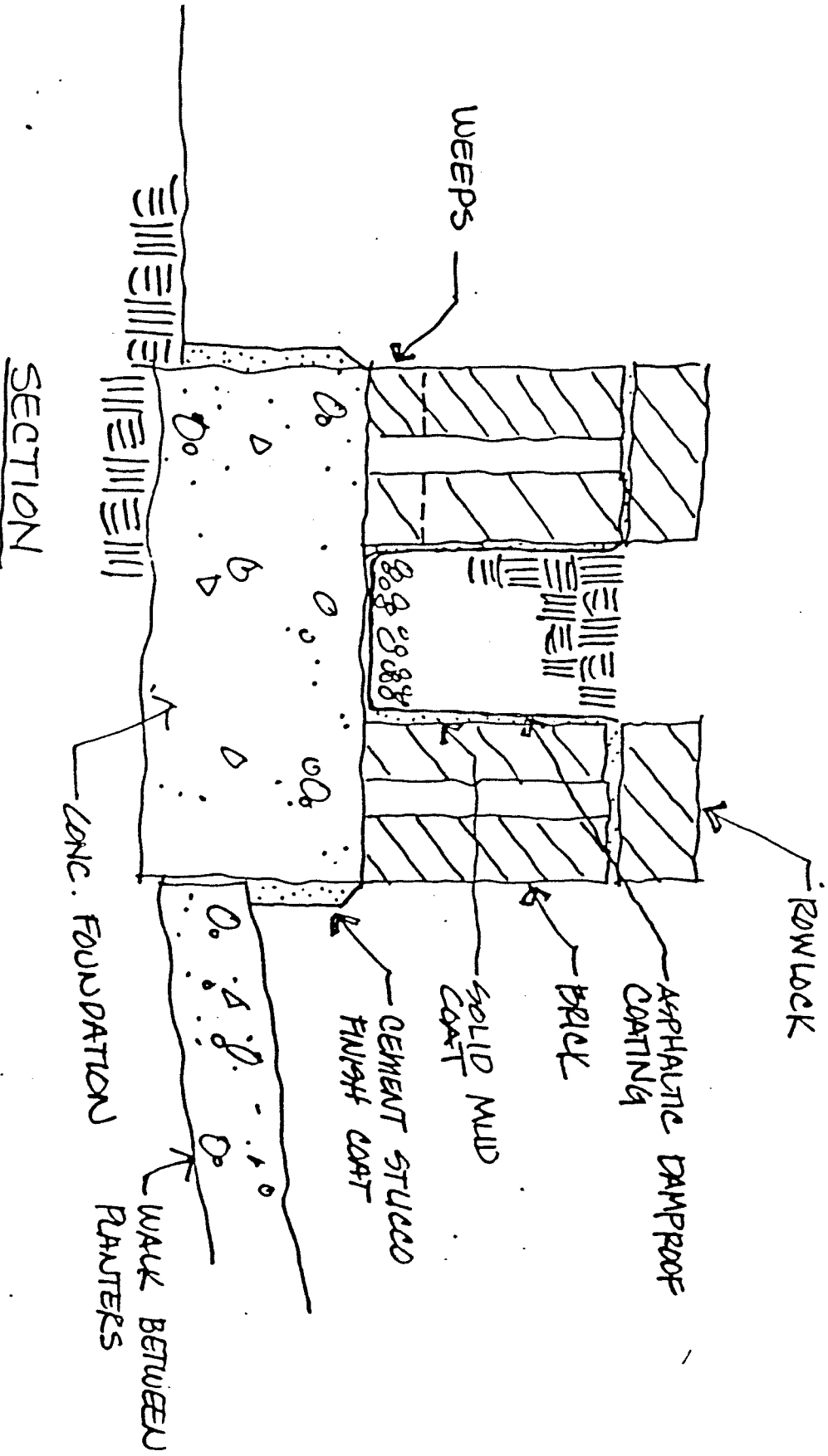
  
Marilyn Pederson

  
Bill Marler

Nile Stevens



FRONT ELEVATION



SECTION