

Westbury Condominiums Association, Inc.

Board of Director's Meeting

December 20, 2012

MINUTES

Approved the minutes of Nov 15th meeting; Moved by M Levitz. Seconded by Lynn Swanson.

Call to Order at 6:37 pm by Alan Schectman

Committee Reports

- Ad Hoc: Nothing New
- By Laws: Bob suggested a long term solution for temporary power during a power failure. Discussion passed from Diane to Kathy Ahern.
- Finance Committee: Request for the color of the vehicle parked to be added to other descriptions.
- Financial Report: See Report attached. The audit will be ready for review by year's end.
- Cash on Hand: +/- \$405,050
- Manager's Report: A request for reaction of inhabitants of the Westbury on the quality of life at the Westbury. Cladding on west side garages done. LKG ready to do the roofs on those garages and the back of the east side garages need attention.
- Old Business: Windows-NU Inspector looked at 30's problem windows and we will get a report. Also looking into in near future getting an assessment on upgrading the fire alarm systems by a written report. The AC roof issue offer to do the repair with materials and an established not to exceed number. Fuses to circuit breakers. See open item on electrical. The bill back status still open.

New Business: Looking into why Gas varies so dramatically between buildings. The moving issue with the elevator has not yet been resolved. We have the Otis bill, looking into whether or not the elevator was damaged during the move. Herb has recommended an attorney to replace him, Howard Rosenberg recommended. Bathroom drain failure.

Audience to visitors Diane: RFP on interior crafted by Alan, see attached. Lois-East Fascia on garages, her bathroom is cold. Light on in driveway on East side of 869 is not working. Marcia, 30 Outlook 302 window and Fran 30 Outlook 304.

Respectfully Submitted by Martin Levitz