SEAGATE OF HIGHLAND CONDOMINIUMS, INC.

Minutes for Board of Directors Meeting
Monday January 29, 2018 at 10:00AM

Call to Order - The Board of Directors Meeting was called to order by Ray Hopkins, and seconded by Peter Zinno at 10:04 AM.

Roll Call/Establish Quorum – Board members present were Ray Hopkins, Peter Zinno Bill Flynn, Jack Cotter and Bob Bongiorni. Also present was Manager, Felix Martinez.

President's Report - Ray Hopkins gave his President's Message.

Treasurer's Report – Bill Flynn gave the Treasurer's Report

Minutes –
A **Motion to Accept All** the Minutes from the Board Meeting on Oct. 25, 2017, was made by Peter Zinno, seconded by Jack Cotter and passed all in favor 5 to 0.

A **Motion** that the Treasurer's Report be entered into the records was made by Peter Zinno, seconded by Jack Cotter and passed all in favor 5 to 0.

Old Business –
A **Motion to Ratify** 3 additional insurance policies, with the exception of Ray Hopkins declining on the Terrorism coverage, for a total of $2,995.18 on:

a. Environmental Impairment Policy ($2,093.99)
b. Data Protection and Network Security Policy ($650)
c. Terrorism Policy ($251.19)

Was made by Jack Cotter, seconded by Peter Zinno and passed all in favor 5 to 0.

Manager's Report – Felix Martinez gave the Manager's Report

New Business –
The Board discussed Electrical needs of the association.

A **Motion** was made to accept the FAE Engineering Proposals for a total of $9,000 and the Carpenter Electric TEGG proposal for a 3-year commitment of $3,200 per year, in order to evaluate and test the electrical system in all 4

buildings main switch gear, electrical mains, power supply study, and Infrared & Ultra sound testing.

The Board discussed Smoking concerns in the community.

Open Forum:
Maureen Hopkins spoke about the ill affects of second hand smoke.

Bill Flynn spoke about the change required in our documents. He also spoke about insurance.

Peter Rodis spoke about the benefits for Reverse Mortgages for unit owners and asked that the board reconsider its position to allow them.

New Business Continued –
A **Motion** to accept the Bulk Area fencing proposal for $7,070 was made by Peter Zinno, seconded by Jack Cotter and passed all in favor 5 to 0.

A **Motion** to accept proposal to renovate the "A" Building Lobby and add a handicap accessible ramp to the Committee Room for $10,450 was made by Ray Hopkins, seconded by Jack Cotter and passed all in favor 5 to 0.
Committee for building

A **Motion** to create a Lobby Committee for building "A" lobby tile selection of Anthony DePhillips, Joy Corigliano, and Peter Kazlauskas was made by Ray Hopkins, seconded by Jack Cotter and passed all in favor 5 to 0.

The Board discussed the Carport Survey results and findings conducted Mrs. Yanina Beyder. The Board asked the audience for input on whom was interested in purchasing, selling, or renting carports. At this point the Board felt there was not enough interest to proceed with the matter of adding Carports.

Open Forum:

Bill Svenstrup discussed the bike rack area/s on the property.

Marie-Claire Comtois asked that the Clubhouse Cooling Tower pump sound be dampened.

Rick Nelson discussed the Bike Racks as eye sores and safety concerns. He also mentioned that storage of bicycles be allowed in the stairwells.

Peter Rodis spoke again about Reverse Mortgages and asked that the documents of the association be changed requiring sellers to payoff mortgage before buyer takes over possession.

Naomi Goldstein stated that notices were not placed for the meeting. It was confirmed that in fact they were and someone in D Building took down the notice in the lobby. Nest Board meeting was discussed and announced as being on Feb. 26th at 10:30am.

Pete Kazlauskas recommended we add a Tiki Bar in the Marina and that the Bike Racks be removed from A Building.

Rose Accard discussed her concerns for Pets on the property and in the common area laundry rooms.

Ronnie Svenstrup asked that meeting notices be placed earlier then 48 hours, that the pavers in front entrances be cleaned/replaced, that the tire tracks on the 8th floor of "D" building be washed, and that a new committee be formed to look into all these matters and lights that may be out in the buildings.

Greg Hosch mentioned he has noticed a strange vehicle at the car wash.

Pierre Jasmin discussed that the Ambassador Condominium residents may be taking our beach chairs.

Linda Ostach discussed the missing beach chairs and that the smokers around the clubhouse and pool areas have become an extremely nuisances.

Adjournment – The meeting was adjourned at 11:54 AM by Ray Hopkins and seconded by Peter Zinno.

Respectfully submitted,

Jack Cotter
Secretary