

**CHEESMAN TOWER WEST
BOARD MINUTES
April 19, 2007**

Presiding: Rob Jones, President

Board Members Present: Sandra Corriere, Vice-President
Denise Wood, Treasurer
Stephen Scarano, Secretary
David Krasnow, Member at Large
Rita Bastien, Member at Large

Weststar Management Present: Kevin Hayutin

OPEN FORUM:

BOARD MEETING

Mr. Jones called the meeting to order at 6:45 PM.

MOTION: A motion was made, seconded and unanimously passed to approve the March minutes (as amended.)

FINANCIAL STATEMENTS

Due to exceptionally high energy bills this past winter in conjunction with the building insurance premium coming due, a temporary shortfall in operating capital occurred

MOTION: A motion was made, seconded and unanimously passed to transfer \$20,000.00 into a due to/due from account within the reserve account

MOTION: A motion was made, seconded, and unanimously passed to approve the March financial statements.

REVIEW OF DELINQUENCY REPORTS

OLD BUSINESS

Moat Repair Update: Area of Moat was flooded and the results are forthcoming. The Weather Sure Bids for the repair of 18 seams is accepted. In addition, the bids for the repair of the Patio Paver supports are accepted.

Chiller Replacement Project: Rob Jones gave an in depth summation of the bid process for the chiller project. Critical Infrastructure Construction Management will become the project manager for the chiller project. Myra will inspect contract before the board signs.

MOTION: A motion was made seconded and unanimously passed to approve that Critical Infrastructure Constriction Management is appointed the construction manager for the chiller project at a cost not to exceed \$16,120.00 from reserve funds.

The removal of asbestos for the chiller project will begin upon the selection of a contractor.

Landscaping/ Grounds Update: Dirty Girl Landscaping cleaned entry area. Planting will begin on May 15, 2007. The budget for landscaping is \$1000.00.

PENDING ITEMS: Mr. Bussell submitted a 'Pending Items' form. The board discussed the items.

NEW BUSINESS

Health Insurance Review: Agent will narrow down comparisons of plans and have ready for budget meetings.

Laundry Machine Replacement Bids: A request to Bourne about the drain capacity before ordering machines is necessary.

The start date for the new fiscal year budget process will be May 14, 2007 at 6 PM.

The meeting adjourned at 9:30 pm.

Respectfully submitted,

Stephen P. Scarano

Secretary