

CHEESMAN TOWER WEST
BOARD MINUTES
July 19, 2007

Presiding: Rob Jones, President

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

Weststar Management Present: Kevin Hayutin, Tracy McGee

OPEN FORUM

The following Unit Owners were present: 301, 1005 and 1406.

BOARD MEETING

Mr. Jones called the meeting to order at 6:30 pm.

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

FINANCIAL STATEMENTS

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

REVIEW OF DELINQUENCY REPORTS

OLD BUSINESS

Weather Sure Update

Work is on-going. There is an issue with the size of the metal plates installed. One plate will have to be re-sized. Work will hopefully be completed within the next week.

Pool Leak Bid

MOTION: A motion was made, seconded and unanimously passed to accept the Weather Sure bid in the amount of \$10,105.00 to be paid out of the Reserve Account.

Chiller Upgrade Project

- Miser Asbestos Removal, Inc. has completed the asbestos removal work.
- Pipe Insulation work is almost completed. Trautman & Shreve ran short of fiberglass materials. Work to be completed by the end of next week.
- Contractor Contracts to be signed by August 3, 2007 which keeps us on schedule with this project.

NEW BUSINESS

MOTION: A motion was made, seconded and unanimously passed to appoint David Krasnow as Secretary for the remainder of 2007.

Aluminum Wiring Retrofit

MOTION: A motion was made, seconded and unanimously passed to approve the Custom Electric Contractor's Inc. bid to do the aluminum wiring retrofit work for the meter stacks and Unit electrical panels. Bid amount: \$6,950.00 – to be paid from the Reserve Account.

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NEW BUSINESS (continued)

New Laundry Machines Update

The Board has received updated bids for Leasing new washers and dryers. A final decision will be made by the next regularly scheduled Board Meeting.

Otis Elevator Company Retrofit Bid

MOTION: A motion was made, seconded and unanimously passed to approve the Otis Elevator bid to retrofit the elevators per new city ordinance. Bid Amount: \$39,945.00 – to be paid from the Reserve Account.

Gas Contract

A new contract was signed with Seminole Energy Services.

Upcoming Reserve Projects

The Board reviewed all the upcoming reserve projects/expenditures through the balance of the calendar year. The Board is looking at various funding options.

EXECUTIVE SESSION

The meeting adjourned at 9:00 pm.

Respectfully submitted,

David Krasnow
Secretary