MINUTES OF BOARD MEETING ON DECEMBER 18, 2007

- **Meeting was called to order by Vinnie Catania at7:40 p.m. Members absent: Ernie Smith and Jan Kramer**
- **November's minutes were read and then approved : Stan made motion to approve with a second from Joe B,**
- **Stan made motion to discuss budget at end of agenda with a second from Joe B.**
- **Todd T. read financial report: Total cash $158, 595.20, Total Reserves, $97 ,945.28, Total Revenue $77,457.68, Expenses $63,150.64, Current Year Surplus $14,307.04**
- **Approval of new rentals was postponed until next meeting.**
- **Joe's report: Joe said that we need 50 to 60 rails replaced now because they are emergencies. Someone mentioned fiberglass rails. They yellow easily. Members of the board said that powder coated metal railings are a better choice. Much more discussion ensued. New code is four inches instead of our five between rails. Many rails are in dangerous condition, up to 700. Who determines which 50 or 60 need to be replaced? Joe determined these. Stan made a motion to use Burell to replace emergency rails Much discussion followed. Joe V. said that the city will find many more "bad" rails. Each point rail will cost $200. Ms. Schroeder of 703 said city will not interfere with inventive repair. Stan's final motion was to spend $10,800 if we need to replace 10to 12 more immediately. Todd seconded that motion.**
- **Joe then mentioned the steam room components. Plumbing Mart will do the whole job including parts such as the steam generator and plumbing for $8,6 57. There was another bid from P.S. Plumbing, but it was not all inclusive. Stan moved to use Plumbing Mart with a second from Ron.**
- **There were no committee reports.**
- **Correspondence: Apt 1110 sent a letter asking about big budget items. We explained most of them at this meeting.**
- **Parking lot replacement is about two years down the road. There is a separate fund for paving.**
- **Stan moved to approve the budget with a second by Joe B.**
- **Next board meeting is Tuesday, January 15, 2008.**

Submitted by Ron Miller, Co-Secretary