



Beacon Gate Condominium Association  
Meeting Minutes for July 13, 2005  
Trustee Meeting  
Roof Deck 6:30 PM

**Present**

**Board Members**

Ann Marie Carlson, President  
Gail Litvin  
Ann Kennedy  
Cynthia Huff  
David Kula, Treasurer  
Mary Erskine

**Dannin Management**

Annie Stefanelli  
Justin Lopes

I. Resident Concerns:

- Laundry room seems to be dirty. Cleaning company will be instructed to clean dryers more frequently.
- Entryway carpets torn and worn-out along edges. Dannin will order new runners.
- Flood in the Courtyard 1060/1064. Courtyard drain will be cabled.
- Central Air Shaft (1064) is missing the inner door. The outer door is standing. Inner door will not be replaced.
- Fire escapes should be painted.
- Skylights veins are showing signs of age. Roofers have assessed the areas and advised that they should not be modified due to their age, as they could be broken.

II. Financial Review

YTD we are currently \$12,000 over budget due to plumbing and snow removal. The reserve account was decreased due to the boiler (hot water domestic boiler) failure. Utilities are on budget.

Currently, despite the slight over budgeting, there are no cash flow problems. The reserve account is currently \$60,604.00. Discussion also arose pertaining to the rising costs of gas and oil. The board questioned what the oil prices may be and when is a good time in which they should lock in oil for the year. Dannin will monitor oil costs and notify the board as oil increases or decreases.

### III. Property Concerns / Updates

- Washer / Dryer Insurance Req's: Roughly twenty people still have yet to respond. Dannin Management will follow up with those individual unit owners. Once all responses have been tallied Dannin will move forward.
- Bicycle tagging: Tags have been issued for bikes and all bikes are tagged.
- Walkway in front of 1060 is being repaired, Thursday 15<sup>th</sup>, by Alltech Build Systems.
- \* • Hallway Renovations - The Board again reviewed costs proposals for interior hallway renovations. Lighting is mostly affecting the costs. All of the junction boxes in the common areas are out dated and the wires are old and need to be updated. Labor only for (1056-1064) would cost approximately \$16,000.00. Other costs for carpet replacement and painting along with electrical would range close to \$110,000 for the renovations. The project is projected to take roughly 2 - 2.5 months to complete. The Board asked that Dannin Management prepare a questionnaire to poll the owners for their thoughts with the renovation project, with approximate costs.
- Discussion arose around the ways in which they would finance the interior renovations. Special Assessment/Reserves/Bank Loan options were discussed.

IV. Next Meeting: Next meeting will be held on September 27th

V. Adjournment: The meeting was adjourned at 7:45 PM.