

**Lifside Regime Meeting
Sunday, July 5, 2009**

In Attendance:

Pamela & Richard Costello	LS 2	Larry Deutsch	LS 34
Richard Sargent	LS 3	Lorrie Korn	LS 35
Ernest Simuro	LS 4	Marc Moscovitz	LS 37
Lois & Tom McKeown	LS 10	Barbara & David Galler	LS 39
Janet & Leslie Curtis	LS 11	Carol & Dennis Uhrich	LS 43
Connie McParland	LS 12	Eydie & Pete Dloss	LS 47/48
Michele Cloke	LS 23	Viola Stritzler	LS 49/50
Grace Calamita	LS 27	Marclay & Tom Davis	LS 52
Susanti & Kristin Chowdhury	LS 29	Kevin Rohrbacher & Marlene LaFata	LS 53
Abby & Art Kalotkin	LS 32	Maureen & Jim DiPasquale	LS 57

The meeting was held in Lifside 52 and called to order at 9:35 am.

1. Michele Cloke was appointed secretary for the meeting. Lorrie Korn and Grace Calamita were asked to record the votes for the election of regime director.

Minutes from 2008 meeting approved.

2. Ernie Simuro's term as a Regime Director ends July 2009. Ernie Simuro and Kevin Rohrbacher were on the ballot. Each candidate had an opportunity to speak.

-Ernie Simuro: We will discuss how votes are calculated. According to the By-Laws, we have a fractional share voting system. We can move to one vote per unit. We would have to get the information out to all owners. We need 75% of the owners to change the By-Laws. We currently have to vote proportionally.

-Kevin Rohrbacher: I am also on the Board. I would like to see more interaction with the homeowners and involvement with the regime projects so that there is a little more feedback than there has been in the past.

-Ernie Simuro: I have been at Smuggs a long time and I have been a Regime Director since 1994. I have been involved with all the regime upgrades to the building. Last year we started a blog where we can have interaction over regime issues such as TPW and Smugglers to provide maintenance. There are issues going on and I want to make sure that in Lifside we have our own opinion.

-Tom Davis: Since I am physically on the premises, I am involved with the Homeowners Association and we have continued to work with the Association and the Village to obtain contractors and maintenance. We are concerned with the common area as Regime Directors. We polled all our owners with regard to property management. The vote was 85% to stay with Smuggs rather than go with TPW. 53% of the owners voted. About half of the owners do not care to get involved. Regimes do not report to the Board. The Board and Regimes are separate

organizations. We do utilize the services of the Homeowners Association. That is the relationship.

-Maureen DiPasquale: A question regarding our money in the bank; is it in tact and can it be withdrawn without Directors' approval?

-Tom Davis: I do go down to the Homeowner's Association periodically to check our accounts with Madonna.

-Ernie Simuro: We are not signatures on the account. Joe Ingram and Herb Lewis, the Treasurer, are the signatures on the account.

-Larry Deutsch: This is an issue I would like to discuss. Who signs for our money?

3. *Tom Davis:* Long Term Maintenance Plan is set up for improvements that need to be done periodically such as the roof and the decks. The exterior renovation was a big project. We do maintenance each year such as cleaning out the vents for the washers and dryers or any painting. The reserve fund is for long-range items such as hallway carpets. We should get 10 years out of the carpets this time. Hot water heaters for the common washers have to be replaced. I sit down with Joe and we see how long these items will last.

-Kevin Rohrbacher: The common washer and dryer – I just had to put in a hot water heater, so why don't the studios just pay for the washer and dryer that is serviced by the studios only?

-Ernie Simuro: It is not required that you have to be in a studio to use them.

-Kevin Rohrbacher: SafLok – You have one door per unit per one lock. Why is a two-bedroom unit paying more for that lock? My opinion is that this should be an individual fee that each homeowner pays.

-Ernie Simuro: The reality is that you will buy your own door and lock. However, the doors that go into the entry doors and the hallway door will have to be fire doors.

-Tom Davis: Every unit has an entry door. So, a studio unit has an entry door and a Saflok. The studio owner will pay the same as everyone else.

-Kevin Rohrbacher: Will that come out of our general funds or will we be billed for that? Also, is there a bill that we will get for each door?

-Tom Davis: You will not pay any more than a one bedroom or a studio. Everyone will pay the same. The common area doors and the washer and dryer are in common area.

-Art Kalotkin: We need ski lockers in the hallways and signs in the hallways. These are the things that people notice. The cosmetic items are very important. We are missing the general upgrade of the property. Renters do not understand that they paying less here than at North Hill.

-Tom Davis: We have to move forward with the 2010 plan. The issue is how much can owners afford for the regime assessment.

Art Kalotkin: You have to make a proposal and see what people can afford. My skis were stolen.

-Tom Davis: I asked the architect to give us a plan for the ski lockers. They would have to utilize some common area. That would have to go to a vote and it was voted down. That does not mean that we can't vote again. I agree that you have a key to your unit and that key gets you into your ski locker. The renting homeowners cannot have any key system they want. The non-renting homeowners can have any key system.

-Marclay Davis: Did they clean out the dryer vents?

-Kevin Rohrbacher: I spoke with Joe. There is potentially a back up and it could be a very serious issue. Will the cleaning be an extensive process and address this? Can we do a ventilation check?

-Tom Davis: We have contracted to have all the vents cleaned. .

-Maureen DiPasquale: Can we get back to ski lockers? Can we have another vote for the ski lockers?

-Ernie Simuro: We have to get the design and cost and then talk about it.

-Homeowner: Is it necessary to replace the door to put in the new lock?

-Ernie Simuro: It depends on how old the door is and what kind of condition it is in.

-Tom Davis: It depends on the fire rating on the door. Butch set up the list so that we can upgrade the passage doors to increase the fire rating.

-Homeowner: Are owners going to have a special code to get in?

-Tom Davis: The way the system works is that owners will have a key that is good from January to June and another key that is good from June to December.

-Marclay Davis: Keyless key cards cannot be put with your cell phones or credit cards. They can program the keys for a long period of time. It is keyed as a homeowner's key. The key system will track who goes into the unit.

-Kevin Rohrbacher: Is it possible to put safes in each unit? It would be another expense, but when we go someplace I know I can leave anything in the safe.

-Marc Moscovitz: I think it is safe to say that everyone is in favor of the keyless system. I have a keyless system. Butch and security have the code. If I am having work done, I can add a code for the week. We can track exactly who is in the unit.

-Tom Davis: The original price that was quoted for the Saflok was based on \$600. The price has come down, but we need to replace doors as well.

-Homeowner: If the doors are acceptable, then maybe we can sand the doors and repaint them

-Tom Davis: That is a labor-intensive job and usually does not come out right.

-Marc Moscovitz: I also have a safe in my unit. I spent \$89 and you can't get it out.

-Michele Cloke: The votes have been calculated. The results are as follows:

Raw Vote:	Ernie 34	Kevin 14
Fractional Share:	Ernie 57%	Kevin 20%

Which results in a 71% majority for Ernie Simuro

-Tom Davis: See the Liftside LRMP Review attached. We did some drainage work. LS 28 had some water problems; we added pistons to the new used linen bins; we replaced roof shingles that were missing as a result of snow shoveling and wind; we added some pictures to each hallway. We have 60 doormats on order. They are a coco color so that everyone will have the same doormat. They were supposed to be here for this weekend.

-Larry Deutsch: Last year I volunteered to chair the walls and hallways committee. We had a meeting and talked about inviting an interior design team from a local college to design our walls. Unfortunately events this year have been very tumultuous so that our committee has been re-directed. I agree that we need a more sophisticated look to our hallways.

-Art Kalotkin: One of the things that the regime needs to find out is if the fire code allows for a chair rail. It attaches with panel paint. Some of the ugly items on this building are the vents on the roof. They are all rotted and it doesn't look good.

-Tom Davis: We are adding these things to the list. We are going to continue with ongoing maintenance and try to prioritize. The hallway heater thermostats need to be tied in together. This has been on the list and we haven't gotten to it. The deck lights that we have are not working. The balusters are affected by the cold weather. I am looking into the balusters that they are using

in the timeshare buildings. We have looked into installing sidewalks and bike pads. The idea would be to build a sufficient curb. This should reduce tracking of dirt and ice into each unit. Also on the long-range plan are the exterior doors. They have a 12-year life span.

-Art Kalotkin: The door does not fit the frame because people shove the door open so that the can move in and out.

-Tom Davis: Let's discuss how we calculate our votes for regime directors.

-Ernie Simuro: Where there is financial matter, the votes are calculated proportionally.

-Homeowner: I think it should be one vote per unit. The parallel is to the municipal election where votes are not according to taxes. We need to formalize this and change the By-Laws.

-Kevin Rohrbacher: I would like to point out the other perception. I understand a governmental official vote. I look at this in a similar situation where you are voting for officers for a corporation. The more shares you have, the more votes you have when voting for the board of directors. A two-bedroom owner has more shares in the building than the studio so the fractional voting is appropriate.

-Ernie Simuro: Do we have a group that feels it is worth putting out for all homeowners to take a vote? We will draft up a proposal and we have to use the fractional calculation for the voting since this is the current By-Laws.

-Kevin Rohrbacher: I think it is appropriate to discuss whether or not the regime directors are going forward with OACS or SNHA. It is very important as far as the umbrella insurance policy. I think it should be put to a vote to the Liftside homeowners.

-Tom Davis: I think that the regime is not going to be joining OACS or SNHA. We utilize the services of SNHA.

-Ernie Simuro: If the Board maintains their current opinion that they expressed in the regime directors phone call that we would not be invited into the policy if every homeowner does not join SNHA. I would like to go out on our own. Right now we are paying \$200 per unit for a collection fee to SNHA to collect the insurance premium. They charge each unit that amount.

-Kevin Rohrbacher: I am not aware of that. This is in addition to the premium?

-Ernie Simuro: The Board stated that unless all members paid the \$600 legal fee assessment, we would not be invited to join the policy and each homeowner would be billed for the additional portion. I would advocate that we do not stay with them.

-Kevin Rohrbacher: What Ernie is saying is pretty much talk. The reason that the Board put that in place is because the people that opt out of the association get the benefit of the policy without being a member. So it was decided that there would be a non-member fee.

-Ernie Simuro: The fee was more than the special assessment. It was a penalty,

-Kevin Rohrbacher: That is correct.

-Larry Deutsch: The regimes are not subservient to SNHA or OACS. SNHA provides services to the regimes that our directors may or may not use. The regime does not have to be connected to any association. I do not think anyone who is a regime director should be a board director. I want to add something to the By-Laws that a Liftside Director cannot hold a position on the Board. It is a conflict of interest.

-Ernie Simuro: I do not agree that if you are on the Board and a regime director that you can't tell the Board you will not follow them. I do not agree that a position on the board disqualifies you to be objective in assessing the needs of the Liftside regime.

-*Viola Stritzler*: Insurance – Bill stated that he will make available to any regime a master policy that they use for the family share and timeshares. He will put us on the policy if we choose to leave the current policy.

-*Eydie Dloss*: Does everyone know what happened in the other regimes? The Board members were regime directors and did not take a vote. They just decided to go with TPW for their building maintenance and there are so many people upset. I believe it is a conflict of interest.

-*Ernie Simuro*: There is a motion on the floor that we amend the By-Laws. We cannot amend the By-Laws within this small group. We have two things to amend in the By-Laws. We have already voted on the voting process. What is the opinion of everyone regarding the second issue – regime directors holding a position on the board? Do we want to put this out to all homeowners for a vote?

-*Marc Moscovitz*: Should we put a limit on the number of terms you can serve as a director?

-*Kevin Rohrbacher*: I make a motion to form a committee to review the By-laws for changes. We need to take careful thought. I think there should be careful discussion.

Seconded – Connie McParland

-*Ernie Simuro*: I would like the owners to be able to vote on individual amendments as opposed to all changes. Let's put a committee together. Are there volunteers to be on the committee to review the By-laws? The By-laws committee is as follows: Ernie Simuro, Michele Cloke, Kevin Rohrbacher, Marc Moscovitz, Larry Deutsch, Connie McParland, Grace Calamita, Lorrie Korn.

-*Tom Davis*: Is there any new business?

-*Susanti Chowdhury*: Do we have to be a member of either association?

-*Ernie Simuro*: No.

Motion to adjourn the meeting by Lorrie Korn. Seconded by Viola Stritzler. Meeting adjourned at 11:15 am.