

**Liftnside Condominium Association
Regime Meeting
Saturday, July 2, 2005**

Present at Meeting:

Richard Sargent	L-3	Carl Moscowitz	L-38
Ernie Simuro	L-4	David & Barbara Galler	L-39
Lois McKeown	L-10	Janette & Julius Shatz	L-41
Connie McParland	L-12	Pete & Eydie Dloss	L-48
Liz & Gary Waldvogel	L-15	Viola Stritzler	L-49 & 50
Patty & Bruce Ballentine	L-16	Marc Moscowitz	L-51
Michele & Kevin Cloke	L-23	Marclay & Tom Davis	L-52
Frank & Sol Wandelmaier	L-29 & 59	Ed & Janet Bondi	L-53
Art & Abby Kalotkin	L-32	August & Kathleen Grossman	L-54
Lydia Rodriguez	L-33	Maureen DiPasquale	L-57

The meeting was held in Liftnside 16 and called to order at 2:30 p.m.

1. Michele Cloke was appointed secretary for the meeting.
2. Tom Davis' term as Regime Director has ended. He has indicated a willingness to serve again. There were no nominations from the floor. Tom Davis was elected by unanimous vote for a three-year term.
3. Minutes from the 2004 Annual Meeting were approved.

Regime Director Reports:

Ernie Simuro:

-We are doing fine in our long-range plans. We have approximately \$40,000 to \$50,000 available which we are trying to accumulate for future projects.

-The roof was replaced and the staining was completed a couple of years ago.

-After this meeting the regime directors are going to meet to discuss the long term plans in order to avoid special assessments. The decks and the fireplaces were a surprise and we want to avoid these situations.

-Bruce Ballentine: We have a regime directors meeting later with the architect to discuss the roofs that do not presently exist over the ends of the buildings. We want to get an idea of what is possible. When the doors were replaced, we found that the ends of the building were more likely to rot without the roofs. It would be a benefit to the rest of the building to have these roofs installed and it would not be just for the homeowners to have the shade.

-Tom Davis: Under the By-laws, the roofs are a common area which means that any charges that are incurred are typically allocated on a fractional share according to the size of the unit. I discussed this with Joe Ingram and Alan Thorndike, counsel. Under the By-laws, if we do install roofs on the ends of the buildings it would be allocated on a fractional expense for the regime.

The other way to look at this would be that there are a total of the 24 units affected and all the charges or a greater share of the charges should be shared to those units. However, that would be outside of the By-Laws of the Regime.

-Pete Dloss: Do we know the cost of the roofs yet? If it is a small expense, we may just say to go ahead and do it.

-Ernie Simuro: I don't think it will be a small charge.

-Tom Davis: When we did the sliders on the end units, we discovered they were in greater disrepair than the rest of the building since they were exposed to the weather. Repairing the building is allocated to all of us.

-Marc Moscovitz: If we are going to put peaks and roofs over these units, are we going to take care of the drainage and the run-off problem? Liftside 38 had an infestation of bugs coming out of the ground due to excess moisture in the ground. Joe Ingram said it would be taken care of in the Fall and it wasn't. There is a lot of soil erosion.

-Homeowner: There was a lot of flooding in NY this Spring. Do we have an emergency plan in case there is a flood with the run-off from the mountain? Do we have sandbags?

-Homeowner: Can the decks support roofs on the ends of the buildings?

-Tom Davis: The decks are built to code. The way they are fastened into the building is the correct way. All the floors in the building are concrete slabs, including the third floor. The decks had to be bolted into the concrete and a gap was left so that the water would run off the decks. It wouldn't be a problem to support an extension roof. The decks do not butt up against the building. The regime directors will make the decision regarding the roofs. We want to share it with all the owners.

-Ernie Simuro: WiFi—The Village has gone to wireless Internet capability and they were trying to get all the regimes to support it. They originally said they wanted an installation fee of \$400.00 per unit to be paid by the homeowners. We said that the regime would pay the installation fee and the owners are responsible for the maintenance contract. The installation has been completed in these buildings. The hope is that the cost of the contract will be paid by renters' fees to use the wireless Internet services.

-Tom Davis: There is a \$145.00 annual fee for the maintenance contract. There is a \$20.00 fee for each guest per week and that is split 50/50 between the village and the homeowner. We chose to pay the \$17,000.00 for the installation out of the building reserves so that the two buildings are now complete and it would not affect rentals.

-Next item is hot water tank replacement. Most of you got a mailing from Butch in maintenance if your hot water heater was over 10 years old stating that you should consider replacing it. Maintenance replaces them with the 10-year warranty materials. There was a hot water heater on the third floor of the larger building that leaked and there were three units that had water damage and could not be rented.

-Ernie Simuro: The idea is that when your water heater is 10 years old and you haven't accumulated any reserves, you have to personally write the \$1,000.00 check to replace the unit. My idea is that on a regime basis, we accumulate money to replace the hot water units. We will simply accumulate the money and replace the water heaters when the replacement time is up. The water heater that blew was 14 years old and the owner was notified to replace it. We would accumulate \$100.00 per year and in 10 years when the unit has to be replaced, the money would be accumulated and the replacement would be done.

-Homeowner: Would there be interest accrued over 10 years? How would you distinguish between the sizes of the units?

-Ernie Simuro: In a 2 bedroom unit you would have to accumulate more money since you have a larger water heater.

-Homeowner: It is very hard to monitor this since everyone didn't replace the water heater at the same time.

-Ernie Simuro: It is just an idea at this time, but we will have to get the details together. If your heater were 5 years old, you would have to put up enough money to get into the money to get into the program, since your heater would be replaced in 5 years.

-Homeowner: Maintenance has a list of installation dates of when the hot water heaters were installed.

-Tom Davis: You will get notified when the heater is 10 years old and should be replaced but it is up to you to replace it. This owner did not replace it.

-Marc Moscovitz: Home Depot will deliver and install a 10-year unit for \$800.00, not the \$1,200.00 that the Village is charging. Local plumbers will give a better rate if they do several installations. They will install the tank and take the old one away in 24 hours.

-Homeowner: There are also valves to automatically turn off the system for about \$125.00. You can also put a pan under the water heater to collect any water until the valve kicks in.

-Bruce Ballentine: Most of the sliders are done. Six are not completed yet; one has agreed to complete the project. I don't know where we stand on the other 5.

-Tom Davis: Liftside 8, 12, 25 and 27 don't want to replace their sliders. Liftside 33 doesn't want to replace it because they have a newer slider but it is an 8-foot door. Liftside 58 is failing and needs to be replaced. What other new business is there?

-Ed Bondi: We had a problem in Liftside 53 with the fireplace that was put in a few years ago. We had a puffback that put soot inside the whole room. It was not being rented so that no one was in there. It could happen to anyone. I might need some help in contacting the company about how this could happen.

-Tom Davis: It came to the attention of maintenance and I spoke with Butch. He turned off the gas in the unit but he didn't have an explanation as to why that would have happened. They are vented through a pipe.

-Art Kalotkin: We just came from the agreement meeting. Most of the people were not happy that they don't have a replacement fund. Did we ever think about keeping a replacement fund like the timeshares have?

-Tom Davis: Bill spoke about how they are reserving funds in the timeshare units to replace items. It is something that the homeowners may want to get involved in.

-Dawn Brown: If we borrow from the Village for improvements it is 12% interest. Could we borrow as a group?

-Ed Bondi: Outside the building in the area where the firewood used to be stored, can we build a bench. If we don't need to keep the area for wood storage, a bench would look better.

-Tom Davis: We still have 3 units that burn wood. But the wood is not delivered. The Village doesn't encourage wood burning. They don't stock it on a regular basis.

-Homeowner: Did we talk about electronic door locks instead of keys? Would they replace the whole door? I would like to see the new lock.

-Homeowner: The timeshare entrances are beautiful and we have cinder blocks. Can't we change the entrances? Could an estimate be proposed about changing the entrances? We are looking for cosmetic changes. It would be a facelift.

-Viola Stritzler: Thank you for replacing the planters at the entrances of the building.

Motion to adjourn the meeting was made by Bruce Ballentine. Seconded by Ernie Simuro. All agreed. The meeting was adjourned at 3:35.

Respectfully submitted

Michele Cloke LS 23