

WILLOW PARK CONDO ASSOCIATION MEETING

July 11, 2007

1. Skylight still not finished some curbs and interior work to be completed. No date on Silver-coating.
 2. Vacuum line in the pool is out repair in the works.
 3. The new Camera to be installed on July 30th.
 4. Please be careful how you buzz into the Building. Many packages have been stolen.
 5. Date to be set to paint the part of the doors that did not get a full coat of paint when the new paint was applied to the doors.
 6. We have asked Delev to give a building quarterly report.
 7. Stairwell doors near the south side roof leak.
 8. Roof access is a problem with some people late at night.
 9. 210 would like to put together a welcome package for new Residents.
 10. Electrician say that he did not damage 501's AC
 11. Do you have a positive experience with a contractor that you would like to share with the building? Please email name of the company, phone number, and service provided to sonny_cna@yahoo.com, please do not reply to info@willowparkcondos.com. We will publish a list on the website for all to view. Services can include electrical, plumbing, painting, kitchen and bathroom work, etc.
 12. There was mention of an issue with the dog leaving waste in the pool area, by instituting more and more regulations we are not enhancing the condo community as a community, rather a controlled entity. It may be as simple as a bldg. manager mentioning to the young lady that this is disturbing some pool enthusiasts, please take your dog to a dog run or the street. I believe the call to the health department or regulating with fines similar to the same as the city will have a negative affect on our community. Another issued mentioned was the rooftop noise, again rather than additional means of locking the door after 10 and instituting additional regulations, I would suggest beginning with a sign indicating please be respectful of the tenants below the roof, this is a positive manner to resolve a situation rather than additional costs to lock and additional rules to our condo community.
- It seemed many were complaining of misc. door repairs, do we have included in the yearly budget an allowance for this type of work? If not, could an allowance be established next year and we contract a maint. vendor to draw from the allowance on an as needed basis?
- There was much discussion on facade repairs and bldg envelope repairs, as the surveys are being performed and results established, where will this funding come from? Ironically leaving my condo after the meeting I was stopped by a young lady who asked me if anyone was left in the meeting and I indicated everyone has left. She asked what was discussed, as I relayed the meeting info to her, she said bottom line did it seem we will see anymore assessments? And this is a concern of mine as well and I'm sure a concern of many of the 40 or so condo owners who did not attend. As you are establishing the costs for any repairs emergency or not, such as these facade repairs, there should be more discussions as to how these costs will be funded, not a demand of an assessment without extensive discussion. In summary of this item, are there any additional assessments on the way and if so, how can we discuss collectively as forum?
- Lastly, a very valid point was brought up at the close of our meeting, can each condo owner offer a bit of there time to our community and provide a service or assistance? A fabulous idea! And I agree all should, and I also understand our time is all limited. I noticed there were many questions in the meeting regarding DOB permit requirements and code compliance, I work for a large prominent developer in NJ and I can field all of these DOB questions through our Hudson

Cty. DOB consultant at no cost to our condo community. I'm unsure how we could generate these code/permit questions from our community?? but I would not mind an intermittent list of these inquiries to be e-mailed to me and I could respond to each.

13. A resident logged a complaint against the job AD plumbing did to replace a water heater.

14. Dog waste was found to be riding up and down in the elevator.

15. Decorating committee to be formed and headed by 410.

16. Lights in courtyard still out.