

MANCHESTER VILLAGE OWNERS ASSOCIATION, INC.
2400 West Good Hope Road, Glendale, WI 53209

MINUTES - Board of Directors Closed Meeting
Tuesday, May 25, 2021 at 6:00 pm

Present: Otieno, Evenson, Marcus, Linke, Hazlewood, Brown

Meeting convened at 6:00 PM.

Financials

The Board discussed revenue and expenses; profit and loss. Board noted positive financial report, with profits exceeding losses, and finances being on budget.

Old Business

1. The Board discussed Asphalt Repair, involving filling cracks and holes parking area and drive around complex. Plan was to get three bids to complete task.
2. The Board discussed Mailboxes. Proposal was to buy new ones and have them installed for townhouses and elevator buildings. Reviewed proposal from Honey Dew Improvements. Some members expressed concerns over cost. Other proposal was from Nick Stanishevsky. Board decided to get further bids on project.
3. The Board discussed exterior painting of entire complex. Board decided to gather two more bids before making final decision. Board agreed project would be completed according to greatest need. Board agreed to spray wash buildings in meantime.
4. The Board discussed the issue of providing additional lighting around complex. Board agreed to get more bids before making final decision.

New Business

1. The Board discussed issue of providing entrance double doors in elevator buildings. Debated whether to get new ones or refinish current ones. Board decided refinishing present doors provided most adequate and cost effective option.
2. The Board discussed whether to have grilling party this year. Decision was to postpone party to next year due to ongoing concerns about Covid 19 pandemic and public safety.
3. The Board discussed possibility of enabling electronic payments for Maintenance Fees. Board member agreed to check into matter.
4. The Board discussed various actions to take regarding chronically delinquent accounts. Options include collection vs. writing off.
5. The Board mentioned concerns over staff hours and need to clarify and communicate with Board in timely manner.
6. The Board discussed resident's complaint with one of the Maintenance staff. Board decided there was no need for further action at this time.

Meeting adjourned at approximately 7:50 PM.

Date for Next Board Meeting
Thursday, June 24, 2021

MANCHESTER VILLAGE OWNERS ASSOCIATION, INC.
2400 West Good Hope Road, Glendale, WI 53209

**MINUTES - Board of Directors Closed Meeting
Monday, April 26, 2021 at 6:00 pm**

Present: Evenson, Linke, Marcus, Hazlewood, Brown and Otieno

Meeting convened at 6:00 PM.

1. The Board reviewed Financial Statements, including revenue and expenses.
2. The Board discussed and reviewed the 2021-2022 Budget, which was unanimously approved by the Board. The Board noted the good news that for the 7th year in a row, maintenance fee rates will remain the same effective June 1, 2021!
3. Under Old Business, the Board discussed and reviewed asphalt repair, involving filling in cracks and holes in parking area and drive around complex.
4. The Board reviewed issue of Manchester residents putting large items (TV's, mattresses...) in garbage rooms. The Board suggested residents call City of Glendale at (414) 228-1710 or GFL at (262) 679-0860 for disposal of such items. Board noted known times of disposal, including May 12 from 3 - 7 PM; May 15 from 7 AM to 1 PM, August 11 from 3 - 7 PM and August 14 from 7 AM to 1 PM. For further information, please call phone numbers listed above. Place of disposal is 5930 N. Glen Park Rd, located behind Glendale City Hall.
5. The Board reviewed and debated potential need to add Ordinance 5.8 (Sex Offender) to By-Laws. For foreseeable future, majority opinion was to refer such future cases to City of Glendale.
6. The Board reviewed Mailbox issues for townhouses. Issue to be finalized next month after completing bidding process.
7. Under New Business, the Board discussed need for exterior painting of entire complex. The Board debated whether to use our maintenance staff vs. hiring outside company. The Board agreed to get two more proposals before making final decision.
8. The Board reviewed increasing Delinquent Accounts. The Board noted the financial impact of Covid-19 as major factor.
9. The Board discussed need for additional lighting around complex.
10. The Board discussed various maintenance issues, including prioritizing activities of maintenance staff. Further maintenance issues included need to fix washers and dryers in 2470 and 2350 and a recent reported pest control problem in 2260. Discussed whether to use existing maintenance staff vs. hiring outside firm to fix problem.
11. The Board discussed need to use pet friendly pesticides since many owners walk their pets around the premises.
12. The Board discussed need to add red mulch in front of 2260.
13. The Board discussed various options for dealing with several long-term outstanding delinquent accounts.

Meeting adjourned at 7:20 PM. Next meeting scheduled for Tuesday, May 25 @ 6PM.

MANCHESTER VILLAGE OWNER'S ASSOCIATION
CLOSED BOARD MEETING MINUTES
THURSDAY, MARCH 25, 2021

Present: Boyle, Evenson, Linke, Marcus, Hazlewood, Brown

Meeting convened at 6:00 PM

1. The Board discussed Financial Statements, including Revenue & Expenses and Profit & Loss. Board noted revenue and expenses were congruent and balanced.
2. Under Old Business, the Board recommended buying two presently leased water heaters from Osten and consider leasing or buying other water heaters at later time, as needed.
3. Discussed concerns surrounding owners putting TV's, mattresses in garbage room. Board is considering providing two dumpsters to facilitate Owners' spring cleaning needs.
4. Board discussed potential need to adding Ordinance 5.8 (Sex Offender) to By-Laws.
5. Board discussed pros and cons of replacing present wooden benches with metal benches.
6. Board updated foreclosure of owner in 2260 building. Foreclosure judgment was decided on March 22, 2021. Sheriff sale is scheduled for September 22, 2021. Likewise Board noted empty unit in 2150 Unit #106, which is scheduled for Foreclosure Judgment on March 29, 2021.
7. Under New Business, Board noted that carpet cleaning is scheduled for June, sometime after maintenance washes garages.
8. Board discussed roof replacement. Given high cost of replacement, Board suggested replacement one roof per year. Discussed checking fire alarms in near future.
9. Board discussed asphalt repair in Manchester parking areas. Board debated using in-house vs. outside contractor to complete work. Board members to get quotes for best price.
10. Board discussed various miscellaneous issues.

Meeting adjourned at 7 PM. Next meeting scheduled for Monday, April 26, 2021 @ 6:00 PM.

MANCHESTER VILLAGE OWNER'S ASSOCIATION
CLOSED BOARD MEETING MINUTES
THURSDAY, FEBRUARY 25, 2021

Present: Boyle, Evenson, Linke, Marcus, Rochwerger and Jeff Katz, as honored guest.
New Members: T'Ayra Hazlewood, Charmaine Brown

Meeting convened at 6:00 PM

1. The Board discussed current Financial Statements.
2. Under Old Business, the Board discussed buying water heaters. Board reached consensus on buying two water heaters that were soon becoming due, and postpone decision on others with a longer payoff period.
3. MVOA Board welcomed new members, T'Ayra Hazelwood and Rev. Charmaine Brown. Both members briefly introduced themselves and gave short biographies of their qualifications.
4. Board discussed two Dumpsters for Unit Owner's spring cleaning. Compared prices of GFL and Waste Management. Board decided to table issue to later date.
5. Under New Business, discussed budget.
6. Discussed potential need to add Ordinance 5.8 (Sex Offender) to By-Laws. Board decided not to make this addition at this time, but to consider at later time, if needed.
7. Discussed need to replace current Accountant. Board mentioned two possible candidates and get competitive bids.
8. Discussed acquiring Stationary Bike for Exercise Room.
9. Reviewed Questions/Answers from December 2020 Closed Meeting.
10. Discussed replacing wooden benches with metal ones after learning one wooden bench broke when a man sat on it by 2350 building.

Meeting adjourned at 7:30 PM. Next meeting scheduled for March 25 @ 6PM

MANCHESTER VILLAGE OWNER'S ASSOCIATION
CLOSED BOARD MEETING MINUTES
THURSDAY, JANUARY 21, 2021

Present: Boyle, Wilkistar, Rochwerger, Linke, Marcus and Evenson

Meeting convened at 6:00 pm.

The Board discussed financials

The Board discussed buying water heaters.

The Board discussed new Board Members.

The Board discussed doing the townhome windows in house.

The Board discussed that we need one more HVAC proposal.

The Board discussed the budget.

The Board reviewed flooring for unit owner.

The Board discussed Crawford Proposal for winter tree maintenance.

The Board discussed getting two dumpsters in spring.

The next meeting will be held Thursday, February 25, 2021 at 6:00 pm.

The meeting adjourned at 7:11 pm

MANCHESTER VILLAGE OWNER'S ASSOCIATION
CLOSED BOARD MEETING MINUTES
THURSDAY, DECEMBER 17, 2020

Present: Boyle, Wilkistar, Linke, Marcus and Evenson

Meeting convened at 6:00 pm.

The Board discussed Financials

The Board discussed roof proposals.

The Board discussed mailboxes for townhouses.

The Board discussed leasing or buying water heaters.

The Board discussed new board members.

The Board discussed outside repairs around townhouse windows.

The next meeting will be held Thursday, January 21, 2021 at 6:00 pm.

The meeting adjourned at 7:05 pm

MANCHESTER VILLAGE OWNER'S ASSOCIATION
CLOSED BOARD MEETING MINUTES
THURSDAY, NOVEMBER 19, 2020

Present: Boyle, Rochwerger, Linke, Marcus and Evenson

Meeting convened at 6:00 pm.

1. The Board discussed roof proposals.
2. The Board discussed tires for the truck.
3. The Board discussed mailboxes for townhouses.
4. The Board discussed employee year-end bonuses.
5. The Board discussed Staff Electric payment for Stage 2 Fire Alarm System.
6. The Board discussed tree trimming trees for winter.
7. The Board discussed leasing or buying water heaters.

The next meeting will be held Thursday, December 17, 2020 at 6:00 pm.

The meeting adjourned at 7:11 pm.

MANCHESTER VILLAGE OWNER'S ASSOCIATION
CLOSED BOARD MEETING MINUTES
THURSDAY, OCTOBER 22, 2020

Present: Wilkistar, Boyle, Rochwerger, Linke, Marcus and Evenson

Meeting convened at 6:00 pm.

1. The Board discussed the Association's finances.
2. The Board discussed the roofing proposals.
3. The Board discussed the newsletter.
4. The Board discussed holiday lights.
5. The next meeting will be held Thursday, November 19, 2020 at 6:00 pm.

The meeting adjourned at 7:15 pm.

Manchester Village Owners Association
Board Meeting Minutes
September 16, 2020

Present: Katz, Marcus, Linke, Otieno, Eichman, Evenson, Rochwerger

The meeting convened at 1800.

1. The Board discussed the financial statements.
2. The Board reviewed the new truck purchase.
3. The Board discussed perimeter cameras for the street entrances.
4. The Board discussed an external management company.
5. The Board reviewed the accomplishments of the last six years.
6. The Board discussed the duties and roles of the president and officers.
7. The Board discussed the election of officers.
8. The Board discussed visits to banks to establish new signatories for the MVOA accounts.
9. The Board discussed the impending need to replace the roof of the 2200 Bldg.
10. The Board discussed several other long-term projects: replacing gravel with grass or mulch, hanging plants for townhouses and elevator bldgs., waterproofing of bldgs.
11. The Board discussed other owners who might be interested in serving on the Board.
12. The Board discussed federal/state ballot boxes for Manchester Village.

The Board scheduled a special meeting for 30 Sep 20 to elect officers and the next monthly Board Meeting for 22 Oct 20.

The meeting adjourned at 1925.

/s/Rochwerger

<16 Sep 20 Meeting Minutes.odt>

Manchester Village Owners Association
Board Meeting Minutes
August 26, 2020

FINANCIALS

BOARD DISCUSSED REVENUE AND EXPENSES
BOARD DISCUSSED PROFIT AND LOSS

OLD BUSINESS

BOARD DISCUSSED FILE ALARM INSTALLATION / PROGRESS
BOARD DISCUSSED NEW TRUCK PURCHASE

NEW BUSINESS

BOARD DISCUSSED "GATED COMMUNITY"
BOARD DISCUSSED UPCOMING BOARD ELECTION AND SUMMARY OF
OFFICERS DUTIES RESPONSIBILITIES

NEXT MEETING IS 09/16/20 AT 6PM

MANCHESTER VILLAGE OWNERS ASSN.

Board Meeting Minutes 29 Jul 20

Present: Katz, Hurwitz, Otieno, Linke, Marcus, Rochwerger

The meeting convened at 1800.

1. The Board discussed outside management.
2. The Board reviewed financial statements.
3. The Board discussed legal issues.
4. The Board discussed the fire alarm project.
5. The Board discussed the purchase of a new truck.
6. The Board discussed the completion of the security camera project.
7. The Board discussed the possibility of having the annual meeting/election by mail.
8. The Board discussed the impact of Covid 19 on Manchester Village.

The next meeting was scheduled for 26 Aug 20.

The meeting adjourned at 1945.

/s/ Rochwerger

MANCHESTER VILLAGE OWNER'S ASSOCIATION
CLOSED BOARD MEETING MINUTES
WEDNESDAY, JUNE 3, 2020

Present: Katz, Linke, Marcus, Boyle, Rochwerger

Meeting convened at 1800.

1. The Board discussed the Assn finances.
2. The Board discussed the security camera project.
3. The Board discussed the townhouse fire alarm project.
4. The Board discussed the purchase of a new truck.
5. The Board discussed opening the pool for the remainder of the season.*
6. The Board discussed opening the grilling area with 4 picnic tables.*
7. The Board discussed the continuing ban on parties/activities in the Clubhouse.*
8. The Board discussed laying new mulch around the property.
9. The Board discussed the annual meeting, with tentative dates of 9 or 16 Sep 20.
10. The Board discussed pay raises for the staff.
11. The Board discussed the issue of window sill rot in the long, vertical townhouse windows.
12. The next meeting will be held 29 Jul 20 at 1800.

The meeting adjourned at 1910.

* Items affected by the Coronavirus pandemic.

Manchester Village Owners Association
Open Board Meeting Minutes
May 29, 2019

JEFF, BOB, JIM, LEE. STEVE, AND JEFF PRESENT

FINANCIALS

- DISCUSSED REVENUE AND EXPENSES
- DISCUSSED PROFIT AND LOSS

OLD BUSINESS

- BOARD DISCUSSED NEW BUILDING PLASTIC ADDRESS NUMBERS ON ELEVATOR BUILDINGS
- BOARD DISCUSSED NEW PICS IN ELEVATOR BUILDINGS AND CLUBHOUSE
- BOARD ANNOUNCED MAINTENANCE FEES WILL REMAIN THE SAME
- BOARD SAVED MONEY ON SEWER WATER CHARGES
- BOARD DISCUSSED REMODEL PROJECT UPDATE/MAINTENANCE WILL DO REMAINDER OF UPDATES DUE TO CONTRACTOR NOT SHOWING UP.

NEW BUSINESS

- BOARD DISCUSSED TERM LIMITS/NEED 2/3rd APPROVAL FROM RESIDENTS
- BOARD DISCUSSED A.E.D. DEFIBRILLATOR TRAINING FOR BOARD AND RESIDENTS
- SUMMER GRILLING PARTY SET FOR 7/20/19
- BOARD TOOK QUESTIONS FROM RESIDENTS
- NEXT MEETING SET FOR 7/18/19 AT 6:00 PM

ANNUAL MEETING, 09/10/2019

MANCHESTER VILLAGE OWNERS ASSOCIATION, INC.

ANNUAL MEETING

TUESDAY, SEPTEMBER 10, 2019

MEETING HELD:

Glen Hills Middle School

Commons Room

2600 West Mill Road

Glendale, Wisconsin

7:04 p.m. to 8:23 p.m.

ANNUAL MEETING, 09/10/2019

2

1 BOARD MEMBERS PRESENT

2

MR. JEFF KATZ - PRESIDENT

3

MR. LEE ROCHWERGER - VICE PRESIDENT

4

MR. JAMES HURWITZ - SECRETARY

5

MR. TOM BOYLE - TREASURER

6

MS. WILKISTAR OTIENO - DIRECTOR

7

MR. STEVEN MARCUS - DIRECTOR

8

MR. BOB LINKE - DIRECTOR

9

10 * * * * *

11

ALSO PRESENT ON BEHALF OF THE ASSOCIATION

12

13 MR. MORTON GRODSKY - ASSOCIATION ATTORNEY

14 MR. ALAN MATSOF - ASSOCIATION ACCOUNTANT

15 MR. WAYNE RUH - MAINTENANCE SUPERVISOR

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ANNUAL MEETING, 09/10/2019

3 1 TRANSCRIPT OF PROCEEDINGS 2 PRESIDENT KATZ: Okay. Can you hear 3 me? Let's begin. Welcome, everybody. Welcome 4 to the 2019 annual meeting for Manchester 5 Village Owners Association. It's good to see 6 everybody. I hope you're all in good health. 7 I would like to call the meeting to 8 order and start by introducing people up front 9 here. We have Lee Rochwerger, vice president; 10 James Hurwitz, secretary; Tom Boyle is our 11 treasurer, but his brother is very, very sick, 12 and he can't make it tonight; Wilkistar 13 Otieno -- Otieno; Steven Marcus; Bob Linke. 14 Also would like to introduce our 15 property administrators, Judy Taylor and 16 Jacqueline Fayne. They're out front. I'm sure 17 you all had a chance to meet and talk to them 18 in the office and stuff. I'm going to tell 19 you, they're a godsend. They're a wonderful 20 team, and they are so helpful, so professional, 21 and so approachable. We're just very, very 22 lucky to have them. 23 We have with us Wayne Ruh, our 24 maintenance supervisor; we have our attorney, 25 Morton Grodsky -- Mort -- and our accountant,	4 1 Alan Matsof. 2 Also I would like to introduce our 3 recording secretary, Kathleen Carter. So to 4 help Kathleen Carter, I have a request. That 5 is, whenever we talk, please mention your name 6 and building unit number, not only during the 7 question-and-answer period but also whenever 8 other things come up. That helps her 9 tremendously, you know, make sure that we get 10 everything written. 11 Also I have one special thank you, if 12 they can hear me, to our volunteers at the 13 sign-up table. I mean, they put in a lot of 14 time and a lot of effort to make this as 15 seamless as possible, and we thank them so 16 much. 17 Okay. I have received an affidavit 18 of mailing from our secretary, Jim Hurwitz, 19 that all documents necessary to conduct an 20 annual meeting have been delivered to each unit 21 owner. 22 Now for the approval of the minutes 23 of the last annual meeting. Do we have a 24 motion to approve the minutes of the last 25 annual meeting?
5 1 A VOICE: So moved. 2 PRESIDENT KATZ: So moved. Do we 3 have a second? 4 A VOICE: Second. 5 PRESIDENT KATZ: All those in favor 6 of approving the minutes, say aye. 7 (The ayes were heard.) 8 PRESIDENT KATZ: Okay. Good. 9 Minutes are approved. 10 Now for something really, really 11 important. The pool. Normally, in a lot of 12 prior years, Labor Day weekend was the last, 13 but the pool is still open and will continue to 14 be open this week, through Sunday. 15 And now we have some warm weather, I 16 think, for the rest of the week. So please 17 take advantage of the pool because, come 18 Monday, you start getting ready for the winter 19 already. 20 Just a little point of information. 21 We can talk about this more later if it comes 22 up during questions, but I think it's 23 important. I wanted to mention it now. 24 Our new neighbors to the west of us. 25 And some of you may be curious what's going on	6 1 there. 2 A VOICE: Yes. 3 PRESIDENT KATZ: Last week the City 4 of Glendale Planning Commission, which I 5 attended, approved the final proposal for the 6 high-end apartment project directly to the west 7 of Manchester Village. 8 Grading and preparation of the land 9 will begin this fall. Construction of the 10 buildings will begin in January of 2020. The 11 anticipated completion of the project will be 12 about 17 months, so that will be about May of 13 2021. 14 The main three-story apartment 15 building -- and these are all apartments, and 16 they're all high-end apartments -- will run 17 along Good Hope Road, and with the townhouse 18 rentals directly behind them. 19 This is going to be -- I think it 20 will have a very, very positive impact on the 21 value of our own properties, based on the fact 22 that these are going to be high-rental -- 23 high-rent-type apartments. You know, so we 24 couldn't have asked for anything better. 25 We saw the drawings and the

ANNUAL MEETING, 09/10/2019

7	8
1 renderings. This should be very pretty.	1 Cadillacs in their portfolio.
2 Okay. And let's go directly -- we	2 Yeah. Yeah. They're going to start
3 have a question.	3 about \$1,400 a month for about 700 --
4 A VOICE: Are they going to build a	4 750-square-foot one-bedroom apartments, so --
5 fence along that line?	5 and it goes up from there.
6 PRESIDENT KATZ: There won't be a	6 Yes? In back. If you say your name,
7 fence. There will be somewhat of a berm, and	7 that would help.
8 the water table will be such -- this is what we	8 MR. PAPA: Yes. Jerry Papa.
9 were very clear on -- that the water coming	9 PRESIDENT KATZ: Jerry Papa.
10 from them will no longer be coming into our	10 MR. PAPA: Papa.
11 west parking lot, which, if you remember, has	11 PRESIDENT KATZ: Yeah.
12 been a problem. But they are going to be	12 MR. PAPA: Did you get a copy of the
13 grading and have certain check stations that	13 state perk report -- testing report on the soil
14 will eliminate that problem for us entirely.	14 there? Because there's been nothing but
15 Yes?	15 carcinogenic soil testing done on that site.
16 A VOICE: The private developer	16 And, furthermore, this outfit -- you
17 that's putting these up?	17 called it a developer. I call it an outfit.
18 PRESIDENT KATZ: It's called New Land	18 This outfit has absolutely wrecked the corner
19 Development.	19 at KK and Bay. They're having so many problems
20 A VOICE: Okay.	20 with the neighbors in and around the
21 PRESIDENT KATZ: And I've met the	21 neighborhood down there on the near south side
22 people and -- it's a father and a son who have	22 under development, where they demolished a
23 been doing it for many, many years. They have	23 restaurant to build a huge apartment building.
24 other projects around town, and this one will	24 And I just want to let everybody know
25 definitely be -- kind of being one of the	25 that I still think that the State has to
9	10
1 conduct a final perk test on that soil before	1 and Bay --
2 anything goes forward.	2 PRESIDENT KATZ: I get it.
3 PRESIDENT KATZ: Well, you're	3 MR. PAPA: -- is -- is horrific, and
4 absolutely -- you're wrong here. I mean, there	4 you better start paying attention to what's
5 have been many, many meetings with respect to	5 happening there.
6 this and --	6 PRESIDENT KATZ: I can assure you
7 MR. PAPA: Did you get a copy of the	7 we've been paying attention --
8 state perk test?	8 MR. PAPA: Well, actually, you
9 PRESIDENT KATZ: No, I did not.	9 haven't if you don't have --
10 MR. PAPA: Well, then, why not?	10 PRESIDENT KATZ: Okay, Jerry. Thank
11 A VOICE: Why didn't you?	11 you.
12 MR. PAPA: Well, I'm not the Board.	12 MR. PAPA: -- a copy of the
13 PRESIDENT KATZ: Well, first off --	13 state perk test.
14 MR. PAPA: Property owner.	14 PRESIDENT KATZ:.. Thank you. Thank
15 PRESIDENT KATZ: -- this is not our	15 you. Thank you. Well taken. Thank you.
16 property. It's somebody else's. What I'm	16 All right. Let's go into our
17 telling you is that this is -- if this goes the	17 reports. Let's start with our accountant's
18 way it's supposed to go -- and we're very	18 report. Alan Matsof.
19 confident that it will -- it will do nothing	19 You want to sit here? You want to
20 but enhance our own property values.	20 hold it?
21 MR. PAPA: I'm telling you that	21 MR. MATSOF: I can hold it.
22 the --	22 Well, good evening. It's a pleasure
23 PRESIDENT KATZ: Jerry, I get it.	23 to be in front of you again giving you these --
24 Okay? I appreciate it.	24 discussion on our financial statements.
25 MR. PAPA: -- situation down on KK	25 You've all received the

ANNUAL MEETING, 09/10/2019

11	12
1 internally-prepared financial statements in	1 capital expenditures, for the current year was
2 the -- I think in your email or your -- I don't	2 \$1,014,000. The prior year was \$962,000, and
3 know if they were given to you --	3 the budget was \$1,015,000. So we were within a
4 PRESIDENT KATZ: Handwritten and	4 thousand dollars of the budget.
5 email.	5 The income for the current year was
6 MR. MATSOF: Okay. Good. All right.	6 \$28,864. The prior year income was 79,558.
7 I'm just going to cover the highlights of these	7 Now, within both those years there
8 financial statements.	8 were bad debts that were a result of prior year
9 For those who are not aware, the home	9 balances being built up. Without considering
10 owners association is on a fiscal year starting	10 the bad debts -- the income without bad debts
11 on June 1st and ending on May 31st. So the	11 was \$62,694 for the current year, \$84,000 for
12 year -- the current year started June 1st,	12 the prior year, and the budget was only \$6,000,
13 2018, and has an end on May 31st, 2019.	13 so we're substantially over budget.
14 The numbers I'm going to give you are	14 The only -- I did become aware of an
15 comparing three different items: The current	15 error in the financial statements. The
16 fiscal year, the prior fiscal year, and the	16 snowplow deduction should be \$2,649 more, and
17 current year compared to the budget.	17 landscape costs would be decreased by 2,649.
18 Okay. In the current fiscal year --	18 Both costs are paid to the same company, so an
19 ended May 31st, '19 -- the total income was	19 error was made in the posting.
20 \$1,042,000, almost \$1,043,000. That compares	20 At the end of the year we have a
21 to the prior fiscal year, which was \$1,042,000.	21 reserve fund balance of \$958,000.
22 And the budget was \$1,025,000. So we actually	22 (Applause.)
23 collected more than the budget.	23 PRESIDENT KATZ: You can clap.
24 The expenses of the Association, made	24 MR. MATSOF: Is there any questions?
25 up of operating expenses and the reserve	25 A VOICE: What was all this bad debt
13	14
1 write-off? What does that -- what does that	1 A VOICE: Okay. If someone's filed a
2 amount to? What is that from? It seems like	2 Chapter 7, do they -- and they still live
3 an awful lot of money.	3 there, do they have to pay for the maintenance
4 MR. MATSOF: You want to --	4 fee or do they get away with that, too? After
5 PRESIDENT KATZ: Yeah, I can. I can,	5 it's been occurring for three years.
6 yeah.	6 PRESIDENT KATZ: The idea is that
7 Every year, unfortunately, there are	7 everybody has to pay maintenance fees. There's
8 some people that fall behind on the maintenance	8 no question about that.
9 fees, that go into foreclosure, that have some	9 A VOICE: And how do you enforce
10 things happen to them where they can't or	10 getting it, if you couldn't get the maintenance
11 won't, you know, pay the maintenance fees, and	11 fee from them for the last three years?
12 over time it tends to accumulate.	12 PRESIDENT KATZ: Without -- without
13 Now, we have liens against all of	13 giving names -- because that I can't do
14 these, so we're covered from that standpoint.	14 because --
15 But even though we may have liens, there are	15 A VOICE: You don't have to.
16 certain situations where it's very clear that,	16 PRESIDENT KATZ: No, no. But here's
17 for whatever reason, we can't collect it	17 the situation: There are some people that, for
18 anymore.	18 whatever reason, have so many encumbrances on
19 And just -- once we know that, it's	19 their -- liens other than our liens on their
20 very important that we just write it off so	20 properties, and so many mortgages, that they're
21 that we don't count on this money that we're	21 under water big time, and anyone who wants to
22 anticipating getting in when we know we're not	22 buy the property, unfortunately, buys all the
23 really going to because that just kind of	23 debt as well. There are situations like
24 undermines the accuracy of the financial	24 that --
25 statements.	25 MR. GRODSKY: Jeff, can I --

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15 1 PRESIDENT KATZ: Yeah. Absolutely. 2 MR. GRODSKY: Let me jump in. Can 3 everybody hear me? 4 A VOICE: Yes. 5 MR. GRODSKY: All right. Let me 6 explain this one. 7 Jeff had the right idea. What 8 happens is -- as you are aware, there are a 9 number of people who bought properties before, 10 say, 2008, and those properties, as it turned 11 out, the mortgages ended up being more than the 12 value of the property. 13 The people still stay there. One of 14 the reasons they stay there, and one of the 15 reasons that (inaudible), is that if we proceed 16 to foreclose, which we have every right to 17 do -- if we proceed to foreclose, the last step 18 on that foreclosure is the actual sale of the 19 property. 20 The problem becomes, if these 21 properties are not worth what the mortgage is, 22 we're not going to be able to take that condo 23 and sell the property because nobody's going 24 to -- the property is -- it's worth less than 25 the mortgage. Because when you buy a	16 1 condominium foreclosed property, you are buying 2 it subject to all other liens that attaches and 3 to the first mortgage. 4 And so if the first mortgage is more 5 than the property's worth, it doesn't pay for 6 the association to go through all the time and 7 the money to foreclose. And I just wanted you 8 to know -- because I think somebody said 9 there's many units that have been dealt with by 10 the -- more than five years ago by a different 11 board, and their philosophy was a little bit 12 different. 13 They would proceed with these 14 foreclosures. The problem is that they weren't 15 able to sell the properties, and so the records 16 that I was given when this board took over was 17 that there were outstanding debts of \$112,000, 18 of which \$75,000 was attorney fees. So in 19 effect 67 percent of what was owed by the 20 Association was paying their prior attorney. 21 And so -- and I have the records, and 22 this is what happened, and this is one of the 23 things that we're trying to be very careful of, 24 is we don't have the attorney fees be more than 25 the actual debt.
17 1 And part of the problem also, in 2 terms of collecting, when we look at, well, why 3 are they staying there and why can't we -- you 4 know, there's other ways of doing it. Suing in 5 small claims court, for instance. 6 Part of the problem with that is that 7 if their only source of income -- and this is 8 true, and I'm not going to give names -- but if 9 their only sources of income are social 10 security, are pensions, that type of thing, 11 where they're not getting a paycheck, we can't 12 go after those funds. Those monies are 13 protected. 14 So if they're paying their mortgage 15 with social security or a pension, nothing we 16 can do about it. And that does happen. 17 So I assure you, and I know that -- 18 you know, that I'm in touch with Jeff. We do 19 follow up. We try to watch those units as best 20 as we can, but there's many times that -- and I 21 don't want to say "many" -- but there are a 22 number of times where I just say, "Look, I 23 don't know really what we can do here. I think 24 we're just throwing bad money after good," and 25 it would -- it would feed -- it would feed my	18 1 pocket, but it doesn't do you any good because 2 in the end you're not going to get any money. 3 You're just spending -- throwing good after 4 bad. And I think that that's one of the 5 precautions that we've taken. 6 Yes, ma'am? 7 MS. SZWAJDER: I'm Judy Szwajder. 8 Why don't we have a new way to assess incoming 9 people? We can't do anything about the people 10 that are there. That's done. That's done. 11 But the people who are going to buy properties 12 that are in our -- in this complex, why can't 13 there be a -- why can't there be -- why can't 14 we establish a new set of rules or criteria for 15 people who wish to buy, so that we at least 16 don't have (inaudible.) 17 MR. GRODSKY: Well, first of all, 18 we'd violating all kinds of laws, federal and 19 state, if we did that. We cannot -- we have no 20 right to say who can buy and under what 21 circumstances. 22 So we can't say, "Well, you don't 23 have a lot of money, so you can't buy here." 24 We can't do that. We have no right. We don't 25 even know -- we do not even know who is

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19 1 actually buying it until right -- until even 2 after -- after the closing. 3 MS. SZWAJDER: Why do other places 4 have that? 5 MR. GRODSKY: I'm not aware of any 6 that do. 7 A VOICE: Can those same people, who 8 still live here and don't pay their maintenance 9 fees, that owe -- can they, then, pass on their 10 units to family members? 11 MR. GRODSKY: I wish they would 12 because then we could collect money from -- 13 from the family members. 14 A VOICE: How many units are we 15 talking about? 16 MR. GRODSKY: I don't know. 17 A VOICE: One, two, three? 18 PRESIDENT KATZ: Basically, one. 19 A VOICE: One? Okay. 20 PRESIDENT KATZ: It's one out of 272 21 units. 22 A VOICE: That's what I was trying 23 to -- 24 PRESIDENT KATZ: There are a total of 25 about three or four, but those are smaller	20 1 amounts. It's just one that represents a major 2 one. Okay. 3 MR. MATSOF: Is there -- is there any 4 other questions? 5 (No response.) 6 MR. MATSOF: Okay. Thank you. 7 PRESIDENT KATZ: Thank you, Alan. 8 MR. ROCHWERGER: I just want to add 9 something, too, and that is writing off 10 bad debt is normal -- a normal business 11 practice. The alternative to writing off bad 12 debt is just to carry accounts receivable 13 forever. 14 I believe that when we inherited the 15 finances of this place, as I recall, there was 16 about \$71,000 in accounts receivable, which is 17 utterly absurd for a complex like this. So 18 we've aggressively tried to write off the debts 19 that are just simply not collectible, and 20 that's a normal practice. 21 PRESIDENT KATZ: Thank you, Lee. 22 MR. GINDLIN: Jeff? 23 PRESIDENT KATZ: Yes. 24 MR. GINDLIN: Mark Gindlin, 253. 25 Most of this debt, is it one unit?
21 1 PRESIDENT KATZ: Yes. 2 MR. GINDLIN: Okay. And can they -- 3 is it vacant? Is somebody living there? 4 PRESIDENT KATZ: Somebody is still 5 living there. The property was scheduled to be 6 foreclosed on, have a fire sale, already three 7 times this year, and that unit owner managed to 8 get it postponed. 9 The next date is supposed to be the 10 end of next month. Hopefully it will go 11 through, in which case there'll be a fire sale, 12 the property, for whatever reason, will become 13 either available or the bank will begin picking 14 up the maintenance fees or a fire sale where 15 somebody else will buy it, and we'll start 16 getting our maintenance fees again. 17 MR. GINDLIN: A fire sale -- let's 18 say it was foreclosed -- 19 PRESIDENT KATZ: Yeah. 20 MR. GINDLIN: -- somebody bought it 21 for 19,000. Let's say there was 50,000 in debt 22 there. So they're really having to pay, like, 23 69? They have to pick up all the debt or 24 debts? 25 PRESIDENT KATZ: I suppose all that	22 1 can be negotiated, right, or something at the 2 end, but that's something that's -- not a lot 3 of people are willing to do. 4 MR. GRODSKY: I guess, there -- when 5 we talk about a fire sale -- if there's a 6 foreclosure sale, whatever -- usually there's a 7 bank foreclosing. In a situation like this, 8 the bank is probably going to lose a lot of 9 money, and they just -- at that point, they 10 just cut their losses as best they can, and the 11 person who buys it buys subject -- buys free of 12 all of that, except for the potential of taxes. 13 PRESIDENT KATZ: Okay. The next 14 report is the president. That's me. 15 Just a little bit about the 16 financials. This board has been together now 17 five years. We've had operating positive 18 income every single year for five years. 19 (Applause.) 20 PRESIDENT KATZ: At the end of our 21 fiscal year, which is the end of May, in our 22 reserves we were at \$941,000, just in reserves. 23 Something really exciting just 24 happened, just this month. Because we put into 25 our reserves -- we're able to put in \$10,000 a

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23 1 month every single month now in our reserves, 2 we just went over a million dollars, just in 3 our reserves. So -- 4 (Applause.) 5 PRESIDENT KATZ: That is gratifying. 6 I can't tell you how much work this board has 7 put in to continue to make these improvements 8 that we're doing and still manage to put this 9 money away. So we're really proud and excited 10 about that. 11 For the fifth year in a row we've not 12 raised our maintenance fees at all, and in this 13 coming year we don't intend to raise them 14 again. 15 (Applause.) 16 PRESIDENT KATZ: There may be a time 17 in the not too distant future, however, where 18 that's going to have to happen. But what's 19 happened in the past five years is we've been 20 able to really accomplish a lot without raising 21 the fees. 22 Yes? Question? 23 A VOICE: I'm Beth from -- from Unit 24 2200, and, you know, the condo fee, you know, 25 is not low. It is -- it's pretty high in this	24 1 area. So if you haven't raised it in five 2 years, and we have a million dollars in 3 reserves, what would be the purpose of raising 4 it? 5 PRESIDENT KATZ: That's a good 6 question. 7 A VOICE: What is it? 8 PRESIDENT KATZ: The question -- oh, 9 what's the question? The question is we -- why 10 we need a million dollars in reserves. That's 11 your basic question, right? 12 A VOICE: No, no, no. 13 A VOICE: The question is why would 14 we raise it. 15 PRESIDENT KATZ: Why would we raise 16 it? The only reason that we would raise it -- 17 raise those fees is if there are imminent major 18 expenses that are happening. 19 Within the next three to five years 20 we're going to need some roofs, and on the 21 elevator buildings every roof can be \$150,000, 22 and we have six of those. I mean, that's 23 \$900,000 right there. 24 Now, do we have to -- are we going to 25 spend at six buildings at once? No, we won't
25 1 need to. But it's those kinds of things. 2 And with some of the remodeling 3 project that's ongoing and the repairs because 4 of the -- of the age of the buildings, the 5 million dollars sounds like a lot of money, and 6 it is, but expenses continue to go up and -- 7 you know, we have -- look, the last two years 8 we spent \$80,000 on repairing elevators. 9 So that's why it's very, very 10 important to keep putting as much money as we 11 possibly can put away in these reserve 12 accounts. The last thing I want to do is come 13 in and say, "Guess what, we need to have a 14 special assessment, and you all will have to 15 come up with some more money again." 16 We've been very fiscally responsible 17 the last five years so that that won't happen. 18 At least not any time soon, we hope. So I hope 19 that answers your question. 20 We just completed the remodeling of 21 all the townhouse buildings. Two years ago we 22 did it with the elevator buildings, with one 23 exception. There's one townhouse building, and 24 that's going to happen tomorrow, where the 25 wallpaper's going in, and the new lighting will	26 1 go in. The carpeting and everything else is 2 already installed. 3 So that will complete the entire 4 complex remodeling, which hasn't been done in 5 30 years. 6 And I don't know if you've had a 7 chance to see some of the townhouses 8 that are -- who lives in a townhouse? Anybody 9 here? I hope we're pleased. I hope we're 10 happy with what's happening. 11 A VOICE: It's great. 12 PRESIDENT KATZ: I think they're 13 beautiful. And our -- we'll talk about 14 property values. It's not just me who thinks 15 that. 16 Last thing. Because of our continued 17 commitment to maintain beautiful surroundings 18 here at Manchester, our grounds continue to 19 offer a wonderfully picturesque setting when 20 strolling through the complex. I mean, this 21 summer, like other summers, I think are just so 22 pretty. 23 And last year, when David Liska 24 helped us design and put in a lot of the 25 stuff -- 85 percent of the new landscaping that

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27	1 was put in are perennials. So that 2 automatically -- obviously comes back every 3 year. 4 So really good shape. I really 5 believe we are in good shape. 6 And in closing let me just say it 7 really has been our fervent hope, of this 8 board, that we have implemented policies and 9 procedures over the past five years that have 10 made Manchester Village a happy, safe, 11 friendly, pretty and desirable place to live. 12 Sincerely, me. 13 (Applause.) 14 A VOICE: It has been brought to my 15 attention that people that walk at night, some 16 of them are wearing dark clothes, and people -- 17 in certain areas you can't see them, that they 18 should wear something either white or something 19 that shows that they're walking, so nobody hits 20 them. 21 PRESIDENT KATZ: Hits them with what? 22 A VOICE: A car. 23 PRESIDENT KATZ: Oh, you mean in the 24 parking lot? 25 A VOICE: Yeah, when they walk around	28	1 the perimeter. I think that's so very 2 important. 3 PRESIDENT KATZ: Okay. When we get 4 to the question-and-answer period, then we'll 5 have people come right up to the mic and 6 introduce themselves and go forward. 7 Okay. Next. Do we -- yes? Jerry. 8 MR. PAPA: Do we have a quorum 9 tonight? 10 PRESIDENT KATZ: That's exactly -- 11 that's exactly what -- yes, we do not have a 12 quorum. A quorum is one unit over half. Since 13 there are 272 units, we need 137, I believe, 14 unit owners, and we do not. 15 It's -- the election bylaws are very 16 clear. It says we have to have an election 17 every year. It also says we need a quorum to 18 have an election. So two contradictions in 19 terms. 20 But this year, like every year in the 21 past five years, we will have an election 22 because we need to have an election. So we 23 will go on with that. 24 So the next step is introduction of 25 candidates. Yeah.
29	1 MR. GRODSKY: Did you want me to say 2 something? I'm on the agenda next. I can 3 wait. 4 PRESIDENT KATZ: Didn't I -- did I 5 miss you? I'm so sorry. 6 MR. GRODSKY: I can wait. Why 7 don't -- why don't I talk when we're counting 8 ballots. 9 PRESIDENT KATZ: We can talk. Okay. 10 We'll have -- we'll have Mort speak then. Yes. 11 A VOICE: My name is Beth, and as far 12 as the voting -- 13 PRESIDENT KATZ: We can't -- would 14 you mind -- come up to the microphone. It's 15 hard to hear. 16 A VOICE: Turn the mic on. Is it on? 17 PRESIDENT KATZ: I don't know. No, 18 it's not. 19 A VOICE: My name is Beth, and I'm at 20 Unit 2200. And as far as the election -- right 21 before the election you introduce the 22 candidates, and, like, I don't know, we don't 23 know them or what they -- what they would do 24 for the Association. 25 PRESIDENT KATZ: That's correct.	30	1 A VOICE: So couldn't you, like, 2 prior do, like, a resume or something so we 3 could -- 4 PRESIDENT KATZ: We can even do 5 better than that. Because at this meeting, 6 when I introduce the candidates, the candidates 7 all come up, and they will introduce themselves 8 and give them -- give you information about 9 themselves. 10 A VOICE: Right. But what they would 11 propose or what they would do. I mean -- 12 PRESIDENT KATZ: Well, you can -- and 13 also the person -- I understand. When the 14 candidates do their little speech, there will 15 be a time for anybody to ask questions of any 16 of the candidates. And that's really the best 17 way to do it, to kind of get to know them as 18 much as possible. 19 Okay. So if you have any questions 20 on any of the candidates, you will be able to 21 ask them after the completion of all of their 22 speeches. 23 We have four positions available. We 24 have one person, Charmaine Brown, who expressed 25 interest in joining the Board and would also

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31 1 like to be part of the process. So I -- at 2 this time, I would like to call her up, and 3 she'll give you a little bit of a bio about 4 herself and why she would like to be on the 5 Board. 6 Charmaine. You can come this way if 7 you want to face -- whatever you're comfortable 8 with. 9 MS. BROWN: That's okay. I'm used to 10 mics. 11 Good evening. My name is Charmaine 12 Brown. I am at 2470, 162. That's where I am 13 now. 14 To give you a little information 15 about myself -- and for some of you that 16 recognizes an accent, I was born in the 17 Caribbean islands in Trinidad and Tobago. I 18 have been a citizen of the United States, 19 living here, for over -- almost 28 years. 20 I lived in Saukville -- that's north 21 of here -- and (inaudible) than myself, decided 22 to downsize and find something that's smaller 23 and communitywise. 24 I'm used to people, but I love 25 people, and I love the sense of community. And	32 1 I've been looking at the demographics and 2 looking at every -- the people, and studying 3 the lifestyle and -- and saying to myself, 4 "Where" -- "where can I fit in to meet the 5 needs?" Because there's always a need. 6 Everyone has a voice. Everyone has 7 something that they would like to see happen to 8 make things go better. But I believe that when 9 we come together as a community and not -- and 10 not take us individuals, we can make things go 11 better. You know, we may not be able to 12 satisfy everybody's needs as per se, but we can 13 have a common ground to make -- to make things 14 run smoothly and comfortably, that everyone 15 could be satisfied. 16 I've learned in (inaudible) it always 17 pays to listen. Because when you listen, then 18 you find out where people are and what causes 19 the conversation, and then when we do that, 20 we're able to solve problems. 21 So I'm up here trying to fit in, to 22 be a server and to serve, not to be served. 23 Okay? I don't know how you do this, but I'm 24 just here to serve. So in -- I don't know if 25 it will be this year, next year, whatever year
33 1 it is, but I'm -- if it doesn't happen this 2 year, though, it has to happen another time, 3 I'm here to serve. 4 I'm approachable. I'm approachable. 5 I've never been -- I've never been nothing but 6 approachable. Because I'm a people person. 7 That's my life. That's my profession. 8 So I'm glad to meet you today, and 9 I'm glad to introduce myself, and if there's 10 any other questions, you can ask. 11 (Applause.) 12 PRESIDENT KATZ: Thank you, 13 Charmaine. Tom Boyle. 14 MR. BOYLE: Hello. I've been on the 15 Board for five years, and I think the No. 1 16 issue when I got on the Board was the funding 17 that we were paying the lawyer. And we went 18 from -- I think you might have discussed it 19 already -- I walked in a little late -- excuse 20 me -- but we went from \$110,000 -- and what are 21 we down to now? 15 grand? 22 PRESIDENT KATZ: Less. 23 MR. BOYLE: Less than 15 grand. And 24 I think we have the same -- actually, much 25 better service. So that's a lot of money right	34 1 there. 2 (Applause.) 3 MR. BOYLE: And the other thing is, I 4 think the old board -- and I am not 5 (inaudible). I commend them because they 6 actually served. 7 And I see right now we have one other 8 person running, and I think we should have more 9 people running for the Board. You know, it's 10 a -- it's a time commitment, but these guys -- 11 not necessarily (inaudible) -- Jeff, Lee, Jim, 12 Bob -- 13 A VOICE: Steven. 14 MR. BOYLE: -- Steven Marcus, 15 Wilkistar, they put in a lot of work, and I 16 wish some other people would step up and run 17 for the Board, too. But it's nice to see at 18 least one person did. 19 But I think the last board that we 20 had, they kind of majored in the minors, and 21 they would spend \$15 to get a dollar back, and 22 I think (inaudible). I think we have a much 23 better relationship with the office, and I 24 think with the Board, too. Thank you. 25 (Applause.)

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1 PRESIDENT KATZ: Thank you, Tom. Bob	1 (Applause.)
2 Linke.	2 PRESIDENT KATZ: Thank you, Bob.
3 MR. LINKE: Thanks, Jeff. Hi. I'm	3 Wilkistar Otieno.
4 Bob Linke. I'm a second year -- or I have just	4 MS. OTIENO: Thank you. It's been a
5 finished the first year with the Board. We are	5 pleasure to serve you on the Board. I've been
6 basically doing marketing promotions.	6 there for about ten years. I've been in the
7 I hope you noticed that you got	7 complex since 2013. It's been a pleasure to
8 newsletters this year.	8 serve you.
9 A VOICE: Yes.	9 I make sure that when I meet anyone,
10 MR. LINKE: We did four of them. We	10 that I know or I don't know, I say hello and
11 plan on doing four next year, too. Suzy has	11 make sure that if you have any concerns, I can
12 been a great help. Suzy Peltz did the graphics	12 be one of the conduits to take that concern to
13 on them.	13 the Board.
14 (Applause.)	14 It's been wonderful to work with the
15 MR. LINKE: We're also planning on	15 gentlemen, to serve you and represent you. We
16 redoing the website next year. We wanted to	16 do our best to be as transparent as possible.
17 get to it this year, but we just didn't get to	17 Whenever we have to do something, we get the
18 it.	18 three bids as required, and we make sure that
19 And we're open for any suggestions,	19 each of us get to know who we are picking and
20 any ideas for the newsletter. Please let us	20 why we are picking them.
21 know. We would like to have any ideas you have	21 And so once again I request for your
22 so that we can come up with something.	22 votes. It will be my pleasure to serve you.
23 And I'd just like to say it's been a	23 And I think the other thing that
24 lot of fun, and I hope to do it again next	24 we did was to have (inaudible) we have in
25 year. Thank you.	25 the -- in the office, as well as the TV, and I
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1 think it's a place where we meet and, you know,	1 landscaping, the finances. A lot of things
2 watch tennis and get to know somebody else who	2 have turned around 180 degrees from where they
3 is, you know (inaudible).	3 were. And I would just like to be able to
4 But the other thing is the social	4 continue doing that.
5 events that we have. Because we know that we	5 (Applause.)
6 have strengths in ourselves. If there is a way	6 PRESIDENT KATZ: Thank you, Lee.
7 that we can strengthen the social events, that	7 Okay. So there are four positions
8 would be great. Thank you so much.	8 open. You have your ballots. So vote for no
9 (Applause.)	9 more than four.
10 PRESIDENT KATZ: Thank you,	10 A VOICE: You are not up for
11 Wilkistar. Lee Rochwerger.	11 reelection?
12 MR. ROCHWERGER: Hi. I'm Lee	12 PRESIDENT KATZ: Correct.
13 Rochwerger. I have lived at Manchester since	13 A VOICE: How long are your terms?
14 1976, so before it was condos. 43 years total.	14 PRESIDENT KATZ: Excuse me?
15 I was here for the condo conversion.	15 A VOICE: The terms. How long are
16 Like probably most of you, I just	16 you folks --
17 wanted to live here; I didn't want to go into	17 PRESIDENT KATZ: Whoever gets the
18 politics. But, unfortunately, there were --	18 most amount of votes will have a three-year
19 there were some things going on before that	19 term; the second most will have a two-year
20 compelled me to want to make some changes.	20 term; and the other two will have one-year
21 And I think in the last five years	21 terms.
22 we've made a lot of really positive and	22 A VOICE: Thank you.
23 substantive changes in Manchester.	23 PRESIDENT KATZ: So that every year
24 (Applause.)	24 there's kind of a constant election process,
25 MR. ROCHWERGER: The remodeling, the	25 which keeps things fresh and moving.

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39 1 Are there any other nominations? 2 Missed that little part. Are there any 3 nominations from the floor now? 4 A VOICE: Is Steve's term up this 5 year? 6 PRESIDENT KATZ: No. His term, I 7 believe, is next year. 8 A VOICE: Is he on the ballot? 9 PRESIDENT KATZ: He's not on the 10 ballot. 11 Okay. Hold on. So the lady who 12 wanted -- who is running, her name is not on 13 the ballot. So if you want to vote for her, 14 then you need to write her in. And her name is 15 Charmaine Brown, B-R-O-W-N. 16 And that completes -- mark your 17 ballots, and, if you could -- we'll turn them 18 in to the center. When we collect all the 19 ballots, then -- and they start to be counted, 20 Mort Grodsky, our attorney, will give his 21 speech, and then we'll have the 22 question-and-answer period while the votes are 23 being counted. Okay? Let's all vote now. 24 (Pause.) 25 PRESIDENT KATZ: All right. Why	40 1 don't we begin while we're voting. I'm going 2 to ask Mort to do -- Mort, do you want to come 3 and give your report? When Mort is finished 4 with his report, then we'll start with 5 questions and answers. Okay? 6 MR. GRODSKY: Do you have a question? 7 PRESIDENT KATZ: Jerry, do you have a 8 question? 9 MR. PAPA: Well, I have a few. 10 PRESIDENT KATZ: Jerry, let's have 11 Mort do his report, and then you'll be the 12 first question. 13 MR. PAPA: Okay. 14 MR. GRODSKY: Good evening again. I 15 note from your financial statement that legal 16 fees last year were \$3,225. I point that out 17 for two reasons. This sort of supports our 18 position in terms of the prior board going 19 after matters where the attorney fees were more 20 than the actual debt, which doesn't make any 21 sense. And so that's one of the reasons. 22 I think also I wanted to -- I also 23 wanted to indicate that next -- this year, this 24 starting fiscal year, your fees are going to -- 25 your attorney fees will be more. The
41 1 Association was recently sued by a unit owner, 2 Mr. Marx, and what his position in that suit is 3 is that the Board has violated the condominium 4 documents by treating some owners differently 5 than others, mainly respecting items of repair 6 in units. I shouldn't say "in units." Around 7 units. 8 Just so everybody's aware, we are 9 fighting the suit. We are confident the Board 10 has complied with all of the documents. 11 A VOICE: What was the result of the 12 last lawsuit we had? Did you do that one? 13 MR. GRODSKY: I'm sorry? 14 A VOICE: What was the result of the 15 last lawsuit we had? 16 MR. GRODSKY: The result was that 17 Mr. Marx paid the Board \$7,000. 18 (Applause.) 19 MR. GRODSKY: One other thing that 20 has nothing to do with that, that we should 21 just mention (inaudible), is to make sure that 22 the type of insurance you have on your unit is 23 what's called an HO-6 policy. That's a 24 condominium policy. It's made specifically for 25 condominiums.	42 1 So if you have any questions about 2 that, you should check with your insurance 3 agent to make sure that that's what you have. 4 But you should have that to protect your own 5 possessions and belongings. You should have 6 insurance, and the correct policy to have is an 7 HO-6 policy. 8 Anyone have any other questions for 9 me? 10 (No response.) 11 PRESIDENT KATZ: Thank you, Mort. 12 MR. GRODSKY: You're welcome. 13 PRESIDENT KATZ: By the way, let's 14 talk just for a minute about property values. 15 The property values of all the properties over 16 the past five years have risen anywhere from 25 17 to 60 percent. 18 (Applause.) 19 PRESIDENT KATZ: I'm sure we all 20 remember getting -- receiving the letter 21 of assessment -- not assessment -- yeah, 22 assessment. So assessments don't necessarily 23 mean that our taxes are going up, but based on 24 that, it's just an affirmation that the value 25 of our units has just continued to grow.

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1 And we try very hard to make that 2 happen. And the Realtors now are very, very 3 happy with us and have expressed a lot of 4 interest in buying and selling the units 5 because they go quickly now. I mean, we will 6 work to keep this thing going for years to 7 come. 8 Okay. Let's do any questions. 9 Jerry, do you want to start us off? 10 MR. PAPA: Jerry Papa. 11 PRESIDENT KATZ: Do you want to tell 12 them what unit? 13 MR. PAPA: 2300, Unit 145. 14 I got a few things for our attorney 15 here. I would like him to go back -- maybe the 16 Board, too -- to get a sense of the 17 overreaching fees that Mr. Greenberg charged 18 when he was our attorney for roughly a 40-year 19 period because he was the attorney when this 20 place was converted into condos. 21 PRESIDENT KATZ: I can answer that 22 from my knowledge, if you'd like. 23 MR. PAPA: All right. 24 PRESIDENT KATZ: Over the past -- the 25 ten years --	1 MR. PAPA: (Inaudible). 2 PRESIDENT KATZ: -- but ten years -- 3 MR. PAPA: Um-hum. 4 PRESIDENT KATZ: -- prior to this 5 board coming into play, legal fees were in the 6 neighborhood of \$750,000. 7 MR. PAPA: All right. And I think 8 that that's -- I think that's a question for 9 the state bar association because those fees 10 are tremendously out of kilter and disordinate, 11 and I think he needs to be held accountable for 12 that. 13 The other thing here, we have 14 something going on with our trees that happened 15 in April. We had a long July 4th weekend here, 16 and the big tree right in front of my property, 17 2300, a branch, a huge branch, came crashing 18 down and nearly landed in my unit. 19 We had to get the police out here to 20 put some tape across that area. We really 21 need, when we have these long weekends, to have 22 somebody get to this problem immediately when 23 it's that serious. 24 The police came out here kind of 25 begrudgingly, as they always do. They don't
45	46
1 like coming out to Manchester. And I got them 2 out here so that people wouldn't be going 3 around that area and getting injured. 4 Now, this other problem is specific 5 to my unit. We had water seepage coming from 6 the unit that's directly east of me last 7 September, and it still, I believe, has not 8 been adequately repaired. 9 We had water seepage again in July 10 here, when we had some really bad rainstorms, 11 and I think we need to look at these units on 12 the lower level, especially since the unit next 13 to mine has been unoccupied now for ten years. 14 So two things. But the biggest thing 15 right now, we see constantly, walking through 16 the unit areas, the branches are just 17 everywhere, and they need to be attended, and 18 they need to be picked up. And I don't know if 19 that's the landscaping service or the three 20 gentlemen that are a part of our maintenance 21 crew. 22 Thanks. 23 PRESIDENT KATZ: Thank you, Jerry. 24 Any other questions? Please come to the mic 25 and introduce yourself.	1 MS. SEIDL: I'm not a microphone 2 person, but I'll talk up. Marsha Seidl, 2260, 3 334. 4 PRESIDENT KATZ: Marsha Seidl, 2260. 5 MS. SEIDL: 334. Okay. My problem 6 is there's a -- thank you, Wayne, for getting 7 the couch out of our building. It was 8 ridiculous. The other day I come down the 9 steps; in the main lobby is a desk. 10 A VOICE: Marsha, we can't hear you. 11 MS. SEIDL: Okay. All right. All 12 right. 13 (Ms. Seidl moves to the microphone.) 14 MS. SEIDL: Okay. Marsha Seidl, 15 2260, 335. 16 Okay. We had a couch. Somebody 17 discarded a couch. You know that. And they 18 threw it in our dumpster room. It sat there 19 for a good month, right? Two months, I think. 20 Somebody in our building knows who did it. 21 We've got to have -- be accountable 22 for this stuff. This is wrong. I take people 23 through my building that might be interested in 24 buying in our building, a condo, and you see 25 stuff like this. (Inaudible). Okay. That's

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1 the way it is. I strongly believe in it. 2 Let's make people accountable. 3 Second of all, when I fill out a 4 report and hand it in to the office, say to get 5 something fixed, we should get a report back. 6 You know, Wayne, I love you to dickens, you 7 know, you do everything I ask you, but if we 8 got a written report back that said, "Yes, we 9 took care of this," or, "We can't do this, you 10 know, we have to get help," it would help. 11 PRESIDENT KATZ: Let me ask a favor 12 of you, and that is, when people come in and 13 say repairs have to be completed, Judy or 14 Jackie will enter it into the computer and make 15 work orders; then the work orders go to Wayne; 16 once they're completed, Wayne reports back to 17 the ladies, and they write, "Completed"; 18 so rather than sending out letters saying 19 everything is completed, we would ask that you 20 come in and request to see the report to see 21 where you are with -- 22 MS. SEIDL: I know, but, like, it 23 would be so much easier if you had -- you know, 24 you have your pool man there, your waivers -- 25 if we had a box there that, you know, hey, you	1 got a problem, fill this out, and it's got a 2 duplicate, hand it in to the office, when the 3 work is completed, and you sign off on it, we 4 just get the other half. 5 PRESIDENT KATZ: I understand. But 6 there are so many -- every single day there are 7 multiple requests. 8 MS. SEIDL: I know. 9 PRESIDENT KATZ: So I'd rather have 10 our people busy doing the repairs than doing 11 reports on this. 12 MS. SEIDL: Okay. I just want to say 13 the maintenance, you know, the guys, three and 14 four of you, you've been doing an excellent 15 job. 16 PRESIDENT KATZ: And I would agree 17 with you. 18 MS. SEIDL: I came down on you 19 several times, but I really think you -- 20 (Applause.) 21 MS. SEIDL: -- (inaudible). 22 PRESIDENT KATZ: Bob Linke -- Bob 23 Linke, one of the directors on the Board, in 24 the newsletter mentioned that with a complex of 25 272 units, the fact that we manage it
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1 internally, rather than having an outside 2 management company, was truly the exception 3 rather than the rule. And -- 4 A VOICE: Some people have lots of 5 problems. 6 PRESIDENT KATZ: -- Wayne and -- 7 Wayne and his two guys, I agree, really go out 8 of their way to really get things done. 9 MS. SEIDL: What should we do on 10 weekends? Okay. Granted, you do have somebody 11 here on weekends, or they come in for a few 12 hours, right? 13 MR. RUH: We have a 24-hour service. 14 MS. SEIDL: So when we call, you 15 know, the service, and whoever is the answering 16 person, they said, "Oh, don't worry about it," 17 and we never got any response back. 18 Like, I don't know, everybody in the 19 building seems to think that I'm the person to 20 go to. Maybe it's my mouth. I don't know 21 what. 22 But, you know, the fire alarm is 23 going off, or something, so they come to me. 24 "Marsha, we got to do something." All it was 25 was a battery. But, you know, I said, "Call	1 the main office and see what they're going to 2 do." And then (inaudible) run around. 3 Everybody got mad, and it's, like -- 4 PRESIDENT KATZ: I get it. 5 Understood. 6 A VOICE: There was a desk. There 7 was a desk in the hall. 8 PRESIDENT KATZ: You have to -- 9 MR. BOYLE: I got to come clean. I 10 got to come clean. It was me. I put it out 11 there on Friday afternoon with my wife. It's 12 kind of a nice desk. Well, anyway, I took it 13 out on Sunday -- in pieces. I tried -- it 14 won't happen again. I'm sorry. I shouldn't 15 have done it. 16 A VOICE: Put "free" on there. 17 MR. BOYLE: Yeah, why not. It was a 18 decent desk, wasn't it? 19 PRESIDENT KATZ: Lady in the back. 20 You want to come up, please. 21 MS. PELTZ: My name is Suzy, and I've 22 been living here probably (inaudible). And I 23 live at 2220. I apologize. 24 I wanted to speak in a different 25 genre. You know, I wake up every morning, I go

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51 1 to work, I see different faces, we say hello, 2 good morning to each other, different people, 3 younger, older, it's so sweet. 4 I come home from work, get out of my 5 car, the grass is beautifully green, the trees, 6 the flowers. There's so much positive things 7 going on at Manchester Village. Our condos 8 have gone up. 9 You know, our homes are the most 10 important thing to us. Our families come to 11 visit, friends. I kind of look forward to have 12 a glass of wine and just relax. 13 I'm tired of hearing negative things. 14 I can't tell you. We have an amazing board. 15 Amazing. 16 (Applause.) 17 MS. PELTZ: And (inaudible) our 18 condos have gone up. It's the most important 19 thing to us in our life besides our families, 20 is our homes. You walk into the office, the 21 girls, all you can do is joke around with them. 22 I see people watching TV. There's, 23 like, little groups of people having fun. I 24 see women sitting over here, guys over here. 25 It makes me feel so warm and so nice.	52 1 People -- I mean, our maintenance 2 crew, you can call them. They joke around with 3 you. They're always there for you. I don't 4 know what people expect. I really don't. Why 5 can't we just wake up and enjoy what we have 6 and be proud that finally real estate agents 7 want to come in and talk to us? 8 And so I'm so -- I'm sorry to 9 sound -- I'm tired of the negative. I wake up 10 every morning, I listen to the news, I hear 11 enough negative that ruins my whole day, but we 12 don't have to go into anything. 13 Let's look at the positive. Let's 14 look at the fun. 15 I work with Bob on the newsletter, 16 and we want any ideas. We want to try to 17 create this -- a fun community, a place to 18 live, a place to enjoy, a place to come home 19 and put some smiles on your faces. That's what 20 we're here for. 21 So, I mean, if any of you have any 22 ideas, you're more than welcome -- there is 23 an email address for any suggestions. Let's 24 work together. Everything is perfect. 25 We have to thank the Board. Again,
53 1 these guys and women work endlessly for free. 2 They have people like me nagging on them. Bob 3 and I go back and forth, 80 emails a day. And 4 come on, guys, we have so much going on in our 5 lives. Let's enjoy it. Let's be happy for us. 6 (Applause.) 7 PRESIDENT KATZ: Thank you, Suzy. 8 Yes, sir? 9 MR. ROSMAN: Well, hi. My name is Al 10 Rosman. 2470, Unit 370. And there's been a 11 lot of great improvements. 12 I wanted to ask that we consider 13 something I think will enhance a lot of lives, 14 and that would be to ban and control smoking on 15 the premise. 16 One of the things that we've run 17 into -- the 2470 building, the way it's 18 constructed, there's shared decks to start 19 with. So all the stuff that was going on about 20 marijuana, which -- it's not about marijuana. 21 It's more about everybody's home, legally, 22 should be a safe haven, no matter what. 23 So if somebody smokes, and their 24 smoke can get at somebody else, it's not 25 healthy. And I'm not -- I think it's okay for	54 1 people to smoke. They should do it -- but we 2 should treat it the same way we would a 3 workplace or any other public building, where 4 we just make a requirement that anybody who 5 wants to smoke, let them do it, say, 30, 40 6 feet from the building, and that way we're 7 consistent with society. 8 You can't go into a restaurant, a 9 bar, a hospital, an office, a pool, you know, 10 any of the other public areas. And so I've got 11 a real problem -- and I (inaudible) a lot. I 12 do that. I'm just that kind of person. But 13 what the problem is, is that when people smoke 14 on their balconies, because they don't want to 15 stink up their own property, you have no 16 control over that. And so there's no way to 17 get fresh air in your unit. So besides the 18 comfort factor, it's -- it just causes a lot of 19 problems. 20 So people should be able to smoke on 21 the property at designated places. I'm not 22 trying to restrict that. But let's treat it 23 the same way we would the rest of society. 24 The other thing, too, is it also 25 leaves us legally liable. I spend a lot of

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55 1 time in Chicago. I live down there some of the 2 time as well as up here. And you -- if you 3 don't protect people from secondhand smoke in 4 their unit, it could come back to haunt us. 5 There's no threats or anything like 6 that. I'm not here doing that. But I 7 shouldn't have to close my windows on a nice 8 day to get fresh air because somebody below me 9 wants to get -- doesn't want their place to 10 stink up, so they smoke on the balcony. I'm 11 stuck. 12 So here is what I'm requesting: That 13 we treat the balcony the same way we would any 14 other commons area. I don't think it should 15 require any changes in bylaws. It's not going 16 to cost us anything. But overall one of the 17 worst positions we could be in, for all the 18 greatness that our property values are, is to 19 have somebody coming in, tour a property, and 20 smell the shit down the hall. 21 Let's not do that, and let's allow 22 people their freedom to smoke just the way they 23 would at a restaurant, a hospital, a business, 24 or any other area. 25 And I'm asking you to please vote on	56 1 it, and from what I can see from condo laws, 2 things like that, it's not an issue. It's more 3 what is our policy, where do we want to take 4 the comfort and safety of everybody here. 5 And then worrying about marijuana -- 6 that's going to happen, and that's really 7 important for a lot of people managing pain. 8 And so the last thing we want to do is -- we 9 want to make sure those people know that they 10 don't have to smoke it. They can eat it. So 11 there's really a way of taking care of 12 residents even in the face of legalizing 13 marijuana. 14 I don't want to get into pot. I 15 don't need to. But these are some of the 16 things that focus around the emails that I'm 17 seeing. I don't know how everybody else feels 18 about this. 19 (Applause.) 20 PRESIDENT KATZ: Thank you. Our very 21 last board meeting addressed that issue, and 22 that's a very -- it's a valid point. It's also 23 very, very contentious, or can be. 24 But we are well aware of the 25 situation, and we appreciate that, and we're
57 1 working on it. 2 MR. ROSMAN: I hope that there's some 3 action. I hope there's some, you know, action, 4 investigation. Because what happens is 5 we're -- unfortunately, a resident is kind 6 of -- it's just you're basically helpless, and, 7 as a result of that, I didn't want my grand- -- 8 I have to be careful when my grandchildren come 9 over, and they're toddlers. You can't shut the 10 windows. 11 A VOICE: But you're also limiting -- 12 people own these places. You can't tell us 13 what we can do. 14 MR. ROSMAN: No, wait a second. 15 You're absolutely right. 16 A VOICE: On our patios -- you cannot 17 tell us what we can -- 18 MR. ROSMAN: No, but the patios, 19 you're in public. 20 A VOICE: Well -- no, it's not. 21 PRESIDENT KATZ: All right. We 22 understand. You know, believe me, we do. 23 Okay. Let's -- guys, let's go on. Mark. 24 MR. GINDLIN: Hi. Mark Gindlin, 25 2350, 253. A little bit of a safety concern.	58 1 Probably will cease, you know, as the weather 2 gets bad. 3 But I live at 2350, and the driveway, 4 you know, makes a circle around the northwest 5 corner of my building, and on several 6 occasions, mostly weekends, this past summer 7 there's been a couple of kids and, I don't 8 know, father, whatever, playing ball in the -- 9 in the driveway. 10 And I don't care, but, you know, 11 those kids -- and some of them were young -- 12 can dart between a car to pick up a ball, run 13 back out. And people make that turn driving 14 quickly. Okay? 15 And playing basketball, you know, a 16 ball could, you know -- I would hate to see -- 17 I'd rather be proactive -- to see a kid get hit 18 or struck by a car, you know, because somebody 19 is not safe, you may not see them, they might 20 come running back out from retrieving a ball 21 into that driveway. 22 I think, you know, there's -- across 23 the street it's still a little bit safer. I'm 24 a little concerned about the safety. That's 25 it.

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59 1 PRESIDENT KATZ: I appreciate it. 2 The demographics here at Manchester are 3 changing. Our average age is dropping. There 4 are young children now on-site that weren't 5 here not many years ago. And -- you're right. 6 And it's really important for parents and 7 grandparents just to be mindful of the safety 8 issues. 9 Okay. I think we have the results of 10 the -- yes, Beverly. Please. 11 A VOICE: Beverly, we love you. 12 MS. MOECKLER: Okay. I just want to 13 tell you we are back by popular demand. We 14 have another sing-along. And we've been 15 successful in the past, and we're looking 16 forward to seeing you on October 30th -- 13th. 17 And I think there will be something forthcoming 18 to tell you about the date, but I just want to 19 give you a heads-up. October 13th for our next 20 sing-along, with Gary Allan, who plays the 21 keyboard, and we have got some new songs, and 22 some show tunes, and we always have a good 23 time. 24 (Applause.) 25 PRESIDENT KATZ: All right. They	60 1 have done a marvelous job, last year, and the 2 year before that. It's so much fun. Come on 3 down and enjoy it. 4 Let me just mention, too, we have 5 health care coming -- health care coming up in 6 October. How many of you attended the health 7 care last year? 8 We have anywhere from nine to 12 9 representatives coming in, all sorts of things. 10 And it was very, very successful last year, 11 blood pressure things, that we have now a 12 defibrillator in here, and they have classes on 13 that, and there's so many things. 14 So that comes -- that's coming up 15 October -- I don't know the day. Jackie, where 16 are you? Or Judy? They did a marvelous job 17 putting this together, to get all these people 18 to come in. 19 MS. GARRISON: Just a note about that 20 area that's so dark, that people should -- 21 Susan Garrison, 2200, Unit 115. 22 About that area that's very dark. 23 People are wearing dark clothes, and if people 24 come around with their cars, it is a very hard 25 thing to see them, and that's a safety issue.
61 1 PRESIDENT KATZ: October 17th between 2 1:00 and 5:00 right in the clubhouse. And then 3 this lady has been very patient. 4 MS. WALLACE: Priscilla Wallace. I'm 5 from the 2350 building, Unit 251. I have two 6 concerns. 7 One being the water that keeps coming 8 through in the basement, or the garage area, 9 into the storage unit, which has caused the -- 10 in my area a lot of mold and mildew. And so I 11 can't keep storing stuff in my house when I 12 have a storage unit. So I would like that to 13 be addressed. 14 And the second thing, in the last two 15 years I've had quite a bit of damage to my unit 16 from neighboring units. The very first time, 17 last year from February to September, I had to 18 have ceilings replaced, walls replaced, outside 19 exterior walls done, and I was discombobulated 20 for that whole time frame. 21 Again I experienced some additional 22 water damage from February to August. I just 23 got the ceiling repaired. 24 And the response that I'm getting 25 from neighbors that are causing some of this	62 1 stuff, they're not timely. They're dragging 2 their feet, and I don't think that's fair. 3 So that needs to be addressed, and I 4 think a policy or procedure needs to be 5 established for that. 6 PRESIDENT KATZ: That's a good point. 7 We had at least three or four situations like 8 that, where there's water damage from one unit 9 which was caused by a problem in somebody 10 else's unit, and, for whatever reason, the 11 person causing the problem was unwilling to 12 participate in this thing -- to fix what they 13 have to fix, and we served as the mediator. 14 We had meetings in the clubhouse, 15 where we had both parties sit down, and we 16 would talk about it. And we've had a lot of 17 success with that. Because, you know, the 18 bottom line is, you know, we're neighbors, 19 we're a family, and if we just identify the 20 problem, where it's from, the people accept 21 that, they're pretty willing to make changes 22 that are needed. 23 So this may be the case with you. If 24 you can let us know the situation, we can do -- 25 maybe we can do something.

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1 MS. WALLACE: I am very -- really,	1 (Applause.)
2 really good -- I know Wayne can tell you, and	2 PRESIDENT KATZ: Okay. Yes. You
3 Jacqueline can tell you, I'm really good about	3 have -- go ahead.
4 letting them know.	4 MS. ZELLIN: Sue Zellin, 2150. Okay.
5 (Laughter.)	5 I don't know if there is anything that can be
6 MS. WALLACE: Trust and believe that.	6 done. The door in the basement where the cars
7 Trust and believe that.	7 are, when you open it up, you have to push so
8 PRESIDENT KATZ: Okay. We'll work on	8 hard to get in. It's like -- I don't know.
9 it.	9 Takes every ounce of my energy to open that
10 MS. WALLACE: We definitely need a	10 door.
11 policy and a procedure --	11 PRESIDENT KATZ: This is one of the
12 PRESIDENT KATZ: Okay.	12 fire doors in the basement?
13 MS. WALLACE: -- in place because	13 MS. ZELLIN: Yeah.
14 I've been discombobulated all this time	14 PRESIDENT KATZ: In the garage?
15 together, for almost 16 months.	15 MS. ZELLIN: Yeah.
16 PRESIDENT KATZ: Understood.	16 MR. RUH: We can address that.
17 Understood.	17 PRESIDENT KATZ: Wayne.
18 We have the results of the election.	18 MR. RUH: Okay. We had a new exhaust
19 Okay. The top four getters -- the top votes	19 fan put in that building. There's been a
20 getters, the top four of them, Lee	20 problem with it. I've been working -- it's
21 Rochwerger -- not necessarily in any order --	21 called negative pressure. I've been working on
22 Lee Rochwerger, Tom Boyle, Wilkistar Otieno,	22 it all myself. I've got it somewhat solved.
23 Bob Linke.	23 And I'm working with the county to rectify the
24 So, again, those are our board	24 rest of it.
25 members. Thank you very, very, very much.	25 So within the real near future, a
65	66
1 week, two weeks, I can't say a time frame, it	1 STATE OF WISCONSIN)
2 will be taken care of.	2) SS:
3 MS. ZELLIN: Okay. Thank you.	2 COUNTY OF MILWAUKEE)
4 MR. RUH: You're welcome.	3
5 PRESIDENT KATZ: Okay, everybody. If	4
6 there are no other questions, again, thank you	5
7 from the bottom of my heart and the bottom of	6 I, KATHLEEN E. CARTER, a Certified
8 our hearts. Meeting adjourned.	7 Realtime Reporter, Registered Merit Reporter and
9 (Applause.)	8 Notary Public in and for the State of Wisconsin, do
10 (Meeting adjourned at 8:23 p.m.)	9 hereby certify that the above meeting was recorded
11	10 by me on Tuesday, September 10, 2019, and reduced to
12	11 writing under my personal direction.
13	12 I further certify that I am not a
14	13 relative or employee or attorney or counsel of any
15	14 of the parties, or a relative or employee of such
16	15 attorney or counsel, or financially interested
17	16 directly or indirectly in this proceeding.
18	17 In witness whereof I have hereunder set
19	18 my hand and affixed my seal of office at Milwaukee,
20	19 Wisconsin, this 16th day of September, 2019.
21	20
22	21
23	22 _____
24	23 Notary Public
25	24 In and for the State of Wisconsin
	25 My Commission Expires: March 12, 2021.

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BROWN & JONES REPORTING, INC.

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A P P E A R A N C E S

- Jeff Katz, President;
- Lee Rochwerger, Vice President;
- James Hurwitz, Secretary;
- Wilkistar Otieno, Director;
- Boris Zelenovskiy, Director;
- Steven Marcus, Director;
- Wayne Ruh, Maintenance Supervisor;
- Alan Matsoff, CPA;
- Morton Grodsky, Attorney.

* * * * *

07:02 1 TRANSCRIPT OF PROCEEDINGS

07:02 2 MR. KATZ: Welcome, everybody. Welcome,

07:02 3 everybody. Let's begin. Can you hear me?

07:02 4 AUDIENCE: Yes.

07:02 5 MR. KATZ: Okay. That's good. I would

07:02 6 like to welcome everyone to the 2018 Manchester

07:02 7 Village Owners Association annual meeting. This

07:02 8 past year has been an extraordinary year for the

07:03 9 board and for me with many, many, many highs and

07:03 10 one or two challenges as well. It's been a great

07:03 11 year. I'd like to begin by introducing our board

07:03 12 of directors and -- yeah, our board of directors.

07:03 13 So we've got Lee Rochwerger, vice president. James

07:03 14 Hurwitz, secretary. Tom Boyle is going to be a

07:03 15 little late. He was unavoidably detained, but will

07:03 16 be here. He's our treasurer. Steven Marcus,

07:03 17 director. Boris Zelenovskiy, director. Wilkistar

07:03 18 Otieno, director. And also at the front table, I'd

07:03 19 like to introduce our property administrators. We

07:03 20 have Jacqueline Fayne, I don't know if she's up

07:03 21 here or if she's still outside, and Judy Taylor. I

07:04 22 hope you -- I hope you all have had a chance to --

07:04 23 to meet them. They are just wonderful. Just a

07:04 24 source of inspiration and hard work, and it's just

07:04 25 a treat to have them here. Wayne Ruh, our

07:04 1 maintenance supervisor, is here up front. Our
07:04 2 attorney, Morton Grodsky.

07:04 3 UNIDENTIFIED SPEAKER: Morton. Yeah.

07:04 4 MR. KATZ: Our CPA, Alan Matsoff. And,
07:04 5 of course, our recording secretary, Tiffany De
07:04 6 Bruin, and she has a request and, please, when you
07:04 7 make comments or when it gets to that time of the
07:04 8 meeting where you come to the mic, always say, if
07:04 9 you would, who you are, what building, and what
07:04 10 unit you're in. That helps her when we put
07:04 11 together the minutes.

07:04 12 And also, the people up front, a special
07:05 13 thank you to the volunteers for helping getting us
07:05 14 all signed up and with the proxies and everything
07:05 15 else. It's this kind of community spirit, I think,
07:05 16 that really makes Manchester Village a really nice
07:05 17 place to live. It's important.

07:05 18 UNIDENTIFIED SPEAKER: (Applause.)

07:05 19 MR. KATZ: Oh, thank you.

07:05 20 UNIDENTIFIED SPEAKER: Come on, you guys.

07:05 21 MR. KATZ: I have received an affidavit
07:05 22 of mailing from our secretary, Jim Hurwitz, that
07:05 23 all documents necessary to conduct an annual
07:05 24 meeting have been delivered to each unit owner.

07:05 25 So approval of the minutes from the last

07:05 1 annual meeting; do we have a motion to approve the
07:05 2 minutes of the last annual meeting?

07:05 3 UNIDENTIFIED SPEAKER: I approve.

07:05 4 MR. KATZ: Okay. Do we have a second?

07:05 5 UNIDENTIFIED SPEAKER: Second.

07:05 6 MR. KATZ: All those in favor --

07:05 7 AUDIENCE: Aye.

07:05 8 MR. KATZ: -- say "Aye." Opposed? It's
07:05 9 passed. Wonderful.

07:06 10 Okay. On your chairs you will notice a
07:06 11 ballot, and there's a -- I'll mention this right
07:06 12 now. There's a little bit of a typo on the ballot.
07:06 13 There are four open positions. There are five
07:06 14 names on the ballot. So it's important that you
07:06 15 vote for four, not five, because if you vote for
07:06 16 five, we're not going to accomplish much. So four
07:06 17 open positions, five candidates.

07:06 18 UNIDENTIFIED SPEAKER: They're talking,
07:06 19 right? They're going to talk?

07:06 20 MR. KATZ: Yeah.

07:06 21 UNIDENTIFIED SPEAKER: Okay.

07:06 22 MR. KATZ: Yeah, they'll all have a -- a
07:06 23 moment to speak a few words so we can all get to
07:06 24 know them a little bit better.

07:06 25 Also in your packet on the chairs, we

07:06 1 talked about the term limits, the requests that we
07:06 2 put out to you about chang- -- changing the term
07:06 3 limits for the board members. We received 187
07:07 4 votes. What I'm asking for is that if you have not
07:07 5 yet completed that questionnaire, please do it now
07:07 6 while you're here. We're trying to get as many as
07:07 7 we can because in order to make any changes, we
07:07 8 need two thirds approval of all the unit owners, so
07:07 9 we want to get as many votes in. Once we get the
07:07 10 maximum number of votes in, then we'll count the
07:07 11 votes and see if we have a -- we have a change in
07:07 12 them. So please, when you turn in your ballots
07:07 13 tonight for the voting, if you have not completed
07:07 14 that questionnaire for the term limits, please do
07:07 15 it tonight. That will help us get closer.

07:07 16 Okay. Let's go right into the reports.
07:07 17 Our first report is -- it says "treasurer," but
07:07 18 he's really our accountant, not our treasurer, Alan
07:07 19 Matsoff.

07:08 20 MR. MATSOFF: Good evening, everyone.

07:08 21 UNIDENTIFIED SPEAKER: Good evening.

07:08 22 MR. MATSOFF: Your internal office staff
07:08 23 does a fine job of keeping records so that the
07:08 24 board of directors throughout the year have
07:08 25 complete financial data.

07:08 1 The internally produced records were sent
07:08 2 to all the owners just a short time ago. There
07:08 3 were three -- three primary reports that you
07:08 4 received. One was a balance sheet showing the
07:08 5 assets of liabilities. The second one was a profit
07:08 6 and loss statement, or a cash receipts and
07:08 7 disbursements statement, which reflect income of
07:08 8 the condominium association and the expenses. The
07:08 9 third one, and this was -- both of these first two
07:08 10 statements were compared to the prior year. The
07:08 11 third statement compares this year's actual income
07:08 12 and expenses compared to the budget.

07:09 13 So let me just cover a couple of
07:09 14 highlights of -- of these three statements. On
07:09 15 your internal control balance sheet, the main asset
07:09 16 is your checking and savings accounts and CDs. As
07:09 17 of May 31st, 2017, you had 826,000. As of May
07:09 18 31st, '18, you had 951,000. So your cash actually
07:09 19 went up \$88,000. Now, this includes cash both in
07:09 20 the reserve funds and the operative funds.

07:09 21 The other primary asset is assessment
07:09 22 receivables. This is dues that have not been -- or
07:09 23 monthly assessments that have not been collected
07:09 24 yet. There is -- it was 24,000 at the end of '17
07:09 25 and 19,000 at the end of '18. So actually there's

07:09 1 a decrease in that receivable. That's the primary
07:10 2 assets. There's some prepaid insurance, and that
07:10 3 stayed about the same.

07:10 4 There's basically no liabilities and a
07:10 5 small amount of accounts payable, so your net
07:10 6 equity is 200- -- oops. The equity is 800- --
07:10 7 \$952,000 this year, and as of last year, it was
07:10 8 872,000, so the equity of the association went up
07:10 9 \$80,000.

07:10 10 UNIDENTIFIED SPEAKER: Oh, wow.

07:10 11 AUDIENCE: (Applause.)

07:10 12 MR. MATSOFF: Okay. The next schedule
07:10 13 was your income and expenses. Your total
07:10 14 assessments for operations was 887,000 this year
07:10 15 compared to 916,000 last year. The reason it went
07:11 16 down that much was because of adjustments of some
07:11 17 prepaids.

07:11 18 The -- there was other -- other income
07:11 19 from laundry and interest income which created 900-
07:11 20 -- gave us a total income of 900,000 for this year
07:11 21 compared to 930,000 last year. So our expenses --
07:11 22 our income actually went down \$29,000 from
07:11 23 operations.

07:11 24 Now, our expenses for the year for
07:11 25 operations were 828,000 last year; 863,000 this

07:11 1 year. So there was an increase in the expenses of
07:11 2 35,000.

07:12 3 So that income from operations this year
07:12 4 was 36,000 compared to 101,000 last year. So
07:12 5 there's a drop of operating income of 64,000.

07:12 6 Now, there's two funds involved in the
07:12 7 condominium association. There's an operating fund
07:12 8 and the replacement for reserve fund. So this
07:12 9 year, the replacement for reserve income was
07:12 10 131,000 compared to 101,000 last year. So
07:12 11 replacement reserve income went up \$30,000.
07:12 12 Interest on the reserves went up \$3,000 compared to
07:12 13 last year, and our expenditures went down from
07:12 14 129,000, and this is reserve expenditures; capital
07:13 15 expenditures went down from 129,000 to 98,000. So
07:13 16 that went down 30,000. So basically, considering
07:13 17 both funds, our income in 2017 was \$80,000, and the
07:13 18 income in 2018 was 79,000. So between the two
07:13 19 funds, it's almost exactly the same.

07:13 20 The last item is the budget. In other
07:13 21 words, how did -- how did the board actually do in
07:13 22 following its budget? Okay. The budget had -- the
07:13 23 board had budgeted a net income of \$21,000. The
07:13 24 actual was \$79,000. So the board was able to --
07:14 25 between savings and additional income -- end up

07:14 1 with an excess of \$58,000 over budget.

07:14 2 UNIDENTIFIED SPEAKER: Oh, wow.

07:14 3 MR. MATSOFF: So it's pretty well
07:14 4 controlled.

07:14 5 AUDIENCE: (Applause.)

07:14 6 MR. KATZ: Thank you, Alan. Any
07:14 7 questions for him by any chance? No. Okay. Then
07:14 8 we'll go to the next, and that would be the
07:14 9 president's report.

07:14 10 I mentioned in the beginning that this
07:14 11 has been really a wonderful, wonderful year with
07:14 12 many, many highs and one or two challenges. I'd
07:14 13 like to toot our horn a little bit and just go over
07:14 14 some of the accomplishments -- accomplishments that
07:14 15 we've had without going into any detail on the
07:15 16 financials that Alan just did.

07:15 17 Through June 2017 through May of 2018,
07:15 18 that's our physical year, our operating gain was
07:15 19 \$79,000. We had operating gains of \$79,000 or more
07:15 20 every year for the past four year. And that wasn't
07:15 21 easy. We worked very hard to do that, and the
07:15 22 question is --

07:15 23 AUDIENCE: (Applause.)

07:15 24 MR. KATZ: Thank you.

07:15 25 -- why have we been able to do that?

07:15 1 UNIDENTIFIED SPEAKER: Why not?

07:15 2 MR. KATZ: Legal. Four years ago, the --
07:15 3 the -- the legal went from \$109,000 a year. You're
07:15 4 now averaging \$14,000 a year.

07:15 5 UNIDENTIFIED SPEAKER: Yay.

07:15 6 MR. KATZ: This past physical year, our
07:15 7 legal expenses were under \$3,000.

07:15 8 UNIDENTIFIED SPEAKER: Oh, my gosh.

07:15 9 UNIDENTIFIED SPEAKER: Wow.

07:15 10 AUDIENCE: (Applause.)

07:15 11 MR. KATZ: I would like to think the
07:15 12 reason for that is that, obviously, we're handling
07:15 13 -- any issues that come up, we're handling the vast
07:16 14 majority of these internally. We try to be
07:16 15 responsive to the unit owners when they have
07:16 16 questions, and we try to get them resolved so we
07:16 17 don't have to go to legal.

07:16 18 And our attorney, Morton Grodsky, has
07:16 19 been wonderful with making suggestions and ideas
07:16 20 just to keep the money down.

07:16 21 AUDIENCE: (Applause.)

07:16 22 MR. KATZ: Insurance. We've worked very,
07:16 23 very hard with renegotiating contracts and trying
07:16 24 to minimize our costs. We're saving \$11,000 every
07:16 25 year and have been every year for the past four

07:16 1 years. And because we have had no losses during
07:16 2 the last physical year, we're able to reduce our
07:16 3 newest annual premium by another \$10,000.

07:16 4 UNIDENTIFIED SPEAKER: Oh, wow.

07:16 5 UNIDENTIFIED SPEAKER: Geez.

07:16 6 MR. KATZ: Trash. One of everybody's
07:16 7 favorite items. We've renegotiated that contract
07:16 8 again and we are -- we are \$18,000 annual savings
07:17 9 where we were three years ago, and we will -- we
07:17 10 just signed a new contract and we will be at that
07:17 11 level for another year.

07:17 12 Interest income. I'd like to take a
07:17 13 moment to thank our vice president, Lee. Lee has
07:17 14 done an incredible job finding the best and the
07:17 15 safest accounts possible. As a result, the
07:17 16 interest that we've made just over the past year,
07:17 17 interest income alone, \$9,200.

07:17 18 UNIDENTIFIED SPEAKER: Wow.

07:17 19 AUDIENCE: (Applause.)

07:17 20 MR. KATZ: Now, one day, maybe interest
07:17 21 rates get to be 18 percent, the way they were 30
07:17 22 years ago. With \$800,000 in our savings, that's a
07:17 23 lot of money. Even more. But we'll come on
07:17 24 trucking.

07:17 25 The reserve fund, just to give you an

07:17 1 idea. Back in 2014, there was approximately
07:17 2 \$430,000 in the reserve funds. In 2016, two years
07:18 3 later, 600,000. In 2017, last year, we had
07:18 4 750,000. And this year, as of the end of May of
07:18 5 2018, \$825,000 just in the reserve funds.

07:18 6 AUDIENCE: (Applause.)

07:18 7 MR. KATZ: Now, at the end of August of
07:18 8 2018, that's just a couple weeks ago now, the total
07:18 9 of our combined reserve account balances and the
07:18 10 checking accounts together are up to approximately
07:18 11 \$965,000.

07:18 12 UNIDENTIFIED SPEAKER: Whoa.

07:18 13 MR. KATZ: Effective January 1st, 2019,
07:18 14 we will be increasing our monthly deposit from the
07:18 15 checking account to the reserve accounts by \$2,500
07:18 16 a month. That's \$30,000 a year.

07:18 17 AUDIENCE: (Applause.)

07:18 18 MR. KATZ: What's even more exciting is
07:19 19 that we can afford to do this right now without any
07:19 20 increase to our monthly maintenance fees. So we
07:19 21 will continue to go down that path.

07:19 22 AUDIENCE: (Applause.)

07:19 23 MR. KATZ: My fellow unit owners, over
07:19 24 the next two years, we have a good shot at having a
07:19 25 total, adding up the reserve fund and our checking

07:19 1 account, of over a million dollars.

07:19 2 Property values over the past 24 months
07:19 3 have risen by at least 25 percent, and in some
07:19 4 cases, even more depending on the condition of each
07:19 5 unit, and we're -- we're continually moving up that
07:19 6 path, and that's, obviously, very, very, very
07:19 7 important.

07:19 8 Buying and selling units at Manchester
07:19 9 has now become relatively easy. You know, four
07:19 10 years ago, it was very, very difficult to get
07:19 11 people interested in our -- our facilities. With
07:19 12 people unfortunately passing or selling, we can --
07:20 13 we're now buying just as quickly as they're coming
07:20 14 up. We have very, very, very few vacancies.

07:20 15 Improvements to the property. The
07:20 16 grilling area. I don't know if Michael Huebner is
07:20 17 here. Is he here today? I don't see him. He's --
07:20 18 he's a unit owner. This -- this is the kind of
07:20 19 thing that I get excited about. It's a -- it's a
07:20 20 little thing, but it -- I like to think that it
07:20 21 tells us that we as a board are doing the right
07:20 22 thing when this happens.

07:20 23 Michael Huebner donated a beautiful metal
07:20 24 archway. We placed that archway in the back of the
07:20 25 grilling area. I don't know if you've even see it.

07:20 1 UNIDENTIFIED SPEAKER: It's very pretty.

07:20 2 MR. KATZ: When you go to the grilling
07:20 3 area on the far north end, there's this beautiful
07:20 4 trellis that David Liska, our -- who I'll talk
07:20 5 about in a minute -- has put flowers on this. It's
07:20 6 just so pretty. But it was donated because he
07:21 7 appreciates what's happening here and he likes
07:21 8 living here and he's -- it's -- it's part of being
07:21 9 a family, which we are. So I get excited when
07:21 10 those kinds of things happen.

07:21 11 The grilling party; this past grilling
07:21 12 party in July. How many stopped by for the
07:21 13 grilling party? I'm just curious. Well, it was a
07:21 14 rainy day, so in -- in the 11th hour, we decided to
07:21 15 set up in the clubhouse, you know, versus having it
07:21 16 out there, and it was -- turned out to be really
07:21 17 wonderful. Dr. Dawg, who -- who catered it for us,
07:21 18 just moved everything for us and helped us along,
07:21 19 and it was a wonderful, wonderful party. So think
07:21 20 of that next year when it's time; we're trying to
07:21 21 do this every year. It was really wonderful.

07:21 22 All three elevator buildings have now
07:21 23 been updated: New carpeting, painting, lighting.
07:21 24 All those in the elevator buildings, I hope you've
07:22 25 all noticed that, right?

07:22 1 UNIDENTIFIED SPEAKER: Oh, yeah.

07:22 2 AUDIENCE: (Applause.)

07:22 3 UNIDENTIFIED SPEAKER: Yes.

07:22 4 MR. KATZ: We're now in the process of
07:22 5 getting proposals to update the townhouses.

07:22 6 UNIDENTIFIED SPEAKER: Yay.

07:22 7 MR. KATZ: In fact, we're asking
07:22 8 people -- you know, the samples of carpeting -- of
07:22 9 -- of carpeting, wallpaper, painting, lighting,
07:22 10 they're all coming in, and hopefully we'll have all
07:22 11 those numbers in before the October board meeting
07:22 12 that we can sit and discuss it and -- and hopefully
07:22 13 approve.

07:22 14 My guess is -- just a guess at this
07:22 15 point, but we're looking at probably anywhere from
07:22 16 45- to \$70,000 for that project.

07:22 17 The exciting thing is that now since
07:22 18 we're doing well and we have things pretty much
07:22 19 under control, we can afford to do these things,
07:22 20 and it's been a long time since we've had that
07:23 21 upgrade, so these are some of the things that we
07:23 22 will continue to work on.

07:23 23 And then this spring, it's -- we will
07:23 24 consider exterior painting. Now, that's a big job
07:23 25 because it's not just the painting, but there are a

07:23 1 number of spots that need work on the wood that has
 07:23 2 rotted in certain areas, and -- and so that's going
 07:23 3 to be -- that repair will be part of the -- the
 07:23 4 initial stage, and then we go into the painting.
 07:23 5 So that's something we'll consider in the spring.

07:23 6 The grounds. I'd like to take a minute
 07:23 7 to talk about the grounds. David Liska, I know
 07:23 8 you're here and you don't like to stand up, but
 07:23 9 would you mind, please?

07:23 10 UNIDENTIFIED SPEAKER: Yay.

07:23 11 AUDIENCE: (Applause.)

07:23 12 MR. KATZ: David, where are you? David
 07:23 13 is a unit owner here, but his passion among other
 07:23 14 things, is landscaping. His vision for Manchester
 07:24 15 Village and his hard work, because I'm sure many of
 07:24 16 you have seen him sometimes way too late in the
 07:24 17 evening even doing this, to continually improve the
 07:24 18 landscaping has just been incredible labor of love
 07:24 19 on his part. The grounds are in the best shape
 07:24 20 they've been in 25 years.

07:24 21 MR. RUH: 42.

07:24 22 MR. KATZ: 42.

07:24 23 MR. LISKA: Thank you.

07:24 24 UNIDENTIFIED SPEAKER: Thank you.

07:24 25 MR. KATZ: David Liska has transformed

07:24 1 Manchester Village to an oasis of exploding color.

07:24 2 Now, with the addition of the three
07:24 3 lighted birch trees at the north end of the pond,
07:24 4 we have another beautiful feature to enhance the
07:24 5 already breathtaking landscaping at Manchester
07:24 6 Village. Have you noticed the three birch trees?

07:24 7 UNIDENTIFIED SPEAKER: Yes.

07:24 8 MR. KATZ: I'm waiting to see what it's
07:24 9 going to look like in the winter with the snow and
07:24 10 the lights. It should be really cool.

07:24 11 Wayne and his crew have taken on the
07:25 12 added responsibility to maintain that look
07:25 13 including a substantial amount of watering that is
07:25 14 required to keep everything blooming, so a big
07:25 15 round of applause for Wayne and his crew.

07:25 16 AUDIENCE: (Applause.)

07:25 17 MR. KATZ: Another dramatic new
07:25 18 landscaping feature, on the hill paralleling the
07:25 19 sidewalk in front of the 2260 elevator building,
07:25 20 has transformed what was arguably the ugliest spot
07:25 21 in the complex to a magnificently sculptured
07:25 22 arrangement of perennial flowers, grasses, and
07:25 23 mulch designed by David Liska.

07:25 24 AUDIENCE: (Applause.)

07:25 25 MR. KATZ: If you haven't seen this --

07:25 1 have you seen that, what I'm talking about? Are
07:25 2 you familiar with the area? It's magnificent. I'm
07:25 3 -- I'm so happy when I walk past it and I remember
07:25 4 what it looked like before; it's just beautiful.

07:26 5 I'm taking a little time, forgive me, but
07:26 6 I -- I get excited and I can't help myself because
07:26 7 there's some nice things going on.

07:26 8 Over a year ago, we hired an independent
07:26 9 company to fully inspect our buildings and grounds
07:26 10 in an effort to determine whether we are putting
07:26 11 enough money into our reserve account to meet major
07:26 12 projected maintenance repair costs over the next 30
07:26 13 years. We are following those recommendations
07:26 14 very, very closely.

07:26 15 Effective June 1st, we increased our
07:26 16 monthly deposit from the checking account to the
07:26 17 reserves by approximately \$1,900; from 8,400 to
07:26 18 10,000 a month is what we're doing now.

07:26 19 Effective January 1st of 2019, we're
07:26 20 going to increase the monthly deposit from checking
07:26 21 accounts to our reserve funds by 2,500 a month
07:26 22 more. That's \$30,000 a year. And the really
07:26 23 exciting part of this, as I mentioned before, we
07:26 24 don't have to increase our monthly payments for us
07:26 25 to accomplish that.

07:27 1 There are things -- because of the -- of
07:27 2 the -- the age of the buildings and the grounds,
07:27 3 there are going to be some major, major changes in
07:27 4 the not too distant future. We had one big one
07:27 5 already that just happened a little over a week
07:27 6 ago, and that is the elevators in the 2470
07:27 7 building, and we had signed a contract with Otis,
07:27 8 we've given them a down payment, and it will take
07:27 9 four to six weeks to complete the project. It's
07:27 10 major. That will cost a little over \$40,000, and
07:27 11 they're going to -- it's the complete -- a cylinder
07:27 12 and the hydraulics and whatever, that's what failed
07:27 13 in the elevators, and that's why we shut the
07:27 14 elevator down was just to be safe.

07:27 15 So I just want to point something out.
07:27 16 We put chairs on every floor now so at least if you
07:27 17 have to negotiate the stairs and you get a little
07:28 18 tired, you can sit down and rest before you get to
07:28 19 the next flight of stairs.

07:28 20 Also, during business hours, if you need
07:28 21 any help from the office with respect to getting up
07:28 22 and down the stairs or bringing things over, call
07:28 23 the office. If it's after hours, Wayne has already
07:28 24 graciously volunteered. You'll call the number,
07:28 25 the number will go to Wayne, either Wayne or one of

07:28 1 our guys will come and help you whether you need to
07:28 2 get up or do anything like that even after hours.

07:28 3 UNIDENTIFIED SPEAKER: Wow.

07:28 4 MR. KATZ: And we'll get this --

07:28 5 UNIDENTIFIED SPEAKER: Wow.

07:28 6 MR. KATZ: -- thing fixed as soon as
07:28 7 possible.

07:28 8 AUDIENCE: (Applause.)

07:28 9 MR. KATZ: Four years in a row we have
07:28 10 not raised our maintenance fees, and again, this
07:28 11 year, it's the same. We will not raise them, and
07:28 12 hopefully we can continue to do this for a while.
07:28 13 Well, forever; although forever, probably not.

07:29 14 I hope you noticed the big screen TV that
07:29 15 we put in the clubhouse. Have you -- have you had
07:29 16 a chance to look at it? Like for Packer games,
07:29 17 it's perfect, if you want to come in, and you don't
07:29 18 have to sign up. It's available if you want to
07:29 19 just come in and watch the Packer game.

07:29 20 I'm happy to announce that the pieces of
07:29 21 exercise equipment in the clubhouse, all of which
07:29 22 were donated by unit owners, are really being used
07:29 23 regularly now.

07:29 24 Now, a few more things, and then I prom-
07:29 25 -- then I'm done. I would like to thank Ricki

07:29 1 Spiegel, I don't think we can see her tonight, for
07:29 2 her ongoing efforts to maintain and grow our
07:29 3 library in the clubhouse. I don't know if you had
07:29 4 a chance to look at it, but it really is pretty
07:29 5 good for a size of a community that we are. So we
07:29 6 have -- we have a little plaque for Ricki which we
07:29 7 will get to her.

07:30 8 And I'd like to thank Richard Redjinski.
07:30 9 I know you're here. Would you stand up for a
07:30 10 minute, please? Richard? I know that you don't
07:30 11 like to do that.

07:30 12 AUDIENCE: (Applause.)

07:30 13 MR. KATZ: Richard is one of those -- the
07:30 14 silent hero of Manchester Village. He -- he is
07:30 15 dedicated to walking and -- and he walks more than
07:30 16 any -- any person I've ever met, walks the ground
07:30 17 or whatever. He is so dedicated by picking up
07:30 18 little bits of trash all the time wherever he goes
07:30 19 to help maintain the look of Manchester Village.
07:30 20 And if everybody would kind of take his lead, we --
07:30 21 and with his pride in this place, it would only
07:30 22 help to enhance it even more. So Richard, we have
07:31 23 for you -- "This certificate is awarded to Richard
07:31 24 Redjinski in recognition for your services to
07:31 25 Manchester Village as our refuge collector

07:31 1 technician." Please come and get it.

07:31 2 AUDIENCE: (Applause.)

07:31 3 MR. KATZ: Thank you, Richard.

07:31 4 MS. OTIENO: Thank you, Richard.

07:31 5 MR. KATZ: Now, is Marvin Friebert here?

07:31 6 UNIDENTIFIED SPEAKER: No.

07:31 7 MR. KATZ: Okay. I just wanted to thank
 07:31 8 Marvin Friebert for a suggestion. He suggested
 07:31 9 about researching temporary chair lifts during this
 07:31 10 elevator repair so we -- to see if we could do
 07:31 11 that. Turns out, we did. Very expensive and we
 07:31 12 couldn't do that, but then he suggested, "At least
 07:31 13 would you put some chairs on each floor so
 07:31 14 everybody could sit down?" So it was his
 07:31 15 suggestion that we did this, and it's those kinds
 07:32 16 of things that I didn't think of. Should have, but
 07:32 17 I didn't. So when he said that, the next day they
 07:32 18 were in there. Great idea. And those kinds of
 07:32 19 suggestions are so helpful and so appreciated.

07:32 20 And finally, it has been the fervent hope
 07:32 21 of this board of directors that we have implemented
 07:32 22 policies and procedures over the past four years
 07:32 23 that have made Manchester Village a happier,
 07:32 24 friendlier, prettier, nicer place in which to live.
 07:32 25 Thanks.

07:32 1 AUDIENCE: (Applause.)

07:32 2 MR. KATZ: And now Mort.

07:32 3 MS. EARLE: Mr. Katz?

07:32 4 MR. KATZ: Yes.

07:32 5 MS. EARLE: I think we need to say thank

07:32 6 you to somebody else that has really put in a lot

07:32 7 of effort giving up activities on evenings or

07:32 8 rearranging his. Dave.

07:32 9 MR. KATZ: Can you all hear her?

07:32 10 MS. OTIENO: Yes.

07:32 11 UNIDENTIFIED SPEAKER: No. No.

07:32 12 MS. EARLE: Dave has taken care of

07:32 13 watering our pool flowers in the evening; David

07:32 14 Bychkov.

07:32 15 UNIDENTIFIED SPEAKER: David Bychkov.

07:33 16 MR. KATZ: David. Thank you, Dawn.

07:33 17 Dave, again, thank you. I --

07:33 18 MR. LISKA: We could not keep the plants

07:33 19 alive by the pool without them. They often

07:33 20 leave the --

07:33 21 MR. KATZ: Right. Well, thank you.

07:33 22 Thank you, David. Yeah. You know, there's so many

07:33 23 people that have helped and are instrumental in

07:33 24 keeping things going the way we're going. And

07:33 25 forgive me for not acknowledging him myself because

07:33 1 it is truly appreciated.

07:33 2 Now Mort Grodsky for our attorney report.

07:33 3 MR. GRODSKY: Good evening. I have a
07:33 4 very, very few words to say because I haven't done
07:33 5 a lot over the past year, as you've noticed, which
07:33 6 I think is because of the board, and what I
07:33 7 really wanted to say before my short report is that
07:33 8 I've been representing condominium associations for
07:33 9 longer than I want to think, and I -- I don't know
07:33 10 that I've ever seen a more dedicated, a more -- a
07:33 11 board -- a board more interested in the property
07:34 12 that they're managing, and I think that -- I think
07:34 13 we deserve an applause for the board. I think
07:34 14 they've just done a wonderful job.

07:34 15 MR. KATZ: (Applause.)

07:34 16 MR. GRODSKY: I -- I -- one thing -- and
07:34 17 I always say this at every condo meeting, for you
07:34 18 to check your insurance. You should have what's
07:34 19 called an H06 policy. That's a condominium owners
07:34 20 policy. Your insurance people will know that. I
07:34 21 presume -- I'm hoping that all of you have it, but
07:34 22 if you don't, you should make sure you do because
07:34 23 there's a condo owners policy as opposed to a
07:34 24 renters policy, and you'll find that it's cheaper
07:34 25 than -- than the renter -- renter policy, so please

07:34 1 check on that. It's an H06.

07:34 2 In terms of what I've -- I've been doing
07:34 3 this year, very little. I -- Jeff and I will talk
07:34 4 on the phone on occasion. As he said, I will -- I
07:34 5 will hopefully give him some ideas that are
07:34 6 helpful, and there's only really -- I have two
07:34 7 pending matters only right now. We have two
07:35 8 foreclosure units in foreclosure, bank foreclosure,
07:35 9 so I'm -- I'm -- I -- I monitor for those for you
07:35 10 to see what's going on, to see if -- if we can get
07:35 11 any money out of that situation, but other than
07:35 12 that, it's been -- I've been pretty quiet. That's
07:35 13 all I got.

07:35 14 AUDIENCE: (Applause.)

07:35 15 MR. KATZ: Thanks, Mort. Any questions
07:35 16 for Mort? Yes. Please say -- also, when you --
07:35 17 please say your name and building and unit number
07:35 18 so we can get this -- so Tiffany can get it down on
07:35 19 the -- on the record.

07:35 20 MR. AUSMAN: Hi. Kraig Ausman. 231.
07:35 21 Unit 231, 2260 building. Question. If I heard
07:35 22 correctly, there's \$20,000 in unpaid dues or
07:35 23 association fees, and I guess that came down from
07:35 24 24,000. Is that involved in suites where people
07:35 25 having paid or is there like 50 owners that haven't

07:35 1 paid? That seemed like a large number when I heard
07:35 2 it.

07:36 3 MR. GRODSKY: Jeff?

07:36 4 MR. KATZ: You know --

07:36 5 MR. GRODSKY: I don't know other than I
07:36 6 know that the -- the -- presume these units in
07:36 7 foreclosure are behind in their payments.

07:36 8 MR. KATZ: Yeah, if I -- if I may.

07:36 9 MR. GRODSKY: Go ahead.

07:36 10 MR. KATZ: There's -- there's one -- and
07:36 11 I'm not going to mention names, but there's one in
07:36 12 particular that probably will represent about 85
07:36 13 percent of that. A problem that's been ongoing for
07:36 14 years, and years, and years, and probably for ten
07:36 15 to 15 years, and that hopefully will get resolved
07:36 16 very soon and then hopefully we're going to see
07:36 17 something because we have liens on all of these
07:36 18 things, so when that gets -- finally the properties
07:36 19 get sold, then the liens will get paid, so those
07:36 20 should --

07:36 21 MR. GRODSKY: Jeff?

07:36 22 MR. KATZ: -- gradually disappear.

07:36 23 MR. GRODSKY: Jeff, is that one of these
07:36 24 foreclosure units?

07:36 25 MR. KATZ: Yeah.

07:36 1 MR. GRODSKY: I can speak to that if you
07:36 2 want. Do you want a more complete answer?

07:36 3 MR. AUSMAN: Please.

07:36 4 MR. GRODSKY: Okay. I'll be more than
07:36 5 happy. All right. Here's -- here's the situation.
07:36 6 This -- this unit as Jeff has indicated has been in
07:36 7 arrears for many, many years.

07:36 8 UNIDENTIFIED SPEAKER: Can't hear.

07:37 9 MR. KATZ: Here, take the microphone.

07:37 10 MR. GRODSKY: You can't hear me? Not too
07:37 11 many people say that. Okay. The -- the particular
07:37 12 unit that we're speaking of has been a delinquent
07:37 13 unit in arrears for many, many years. I think Jeff
07:37 14 has said, perhaps, and that -- that may be about
07:37 15 right. Part of the problem is that -- we -- that
07:37 16 the owner of that unit does not work, the unit --
07:37 17 that owner is on Social Security income, which we
07:37 18 can't touch, so we can't touch her income, and on
07:37 19 top of that, that -- that unit owes on the first
07:37 20 mortgage approximately \$130,000.

07:37 21 UNIDENTIFIED SPEAKER: Oh my gosh.

07:37 22 MR. GRODSKY: Now, one of the things we
07:37 23 could do if we -- we can't sue somebody because
07:37 24 we're not going to collect the money. Potentially,
07:37 25 that's a kind -- kind of unit that you can

07:37 1 foreclose on. The problem is is that when you
07:37 2 foreclose on a unit, you have to then -- you go
07:37 3 through a process. It takes about a year. Once --
07:37 4 once you're done, you have to be able to sell that
07:38 5 at a share of foreclosure sale. I don't think we
07:38 6 would sell that share at a foreclosure sale with a
07:38 7 mortgage \$130,000.

07:38 8 So Jeff and I have discussed that on more
07:38 9 than one occasion, and basically, I -- I said to
07:38 10 Jeff, "Look. This doesn't -- you can -- you can
07:38 11 pay me and -- and build up fees and build up court
07:38 12 costs and all it's going to do is add it on to the
07:38 13 amount she shows" -- oops. Shouldn't have said
07:38 14 that -- "amount that the person owes and you're
07:38 15 never going to collect that money."

07:38 16 So I've -- I've suggested for -- for a
07:38 17 while to wait until the bank finally is going to
07:38 18 foreclose, and they have. So that's what we were
07:38 19 hoping for. Then hopefully once that procedure is
07:38 20 done, we'll get a new owner in there, you can start
07:38 21 collecting the fees. But just so you know, it's
07:38 22 been at my -- my advice and my directive that we
07:38 23 take no action because, I mean, it would put more
07:38 24 money in my pocket and -- and that's okay too, my
07:38 25 wife likes that, but at the same time, I would be

07:38 1 charging you for no reason. Does that answer your
07:39 2 question?

07:39 3 MR. AUSMAN: So -- so a good --

07:39 4 UNIDENTIFIED SPEAKER: Thank you.

07:39 5 MR. GRODSKY: Wait. Wait. Go ahead.

07:39 6 MR. AUSMA: So a good portion of the
07:39 7 \$20,000 is going to be a write-off?

07:39 8 MR. GRODSKY: I would --

07:39 9 UNIDENTIFIED SPEAKER: Be what?

07:39 10 MR. GRODSKY: I would think the answer
07:39 11 is --

07:39 12 UNIDENTIFIED SPEAKER: Yes.

07:39 13 MR. GRODSKY: -- prob- -- I -- I would
07:39 14 say, first of all, on this particular unit,
07:39 15 whatever that number is, the answer is yes. I'm
07:39 16 sure. We'd have to talk to the accountant, but I'm
07:39 17 sure the answer is yes.

07:39 18 UNIDENTIFIED SPEAKER: Is the person
07:39 19 still living in that unit?

07:39 20 MR. GRODSKY: I believe so.

07:39 21 MR. KATZ: Yes.

07:39 22 THE WITNESS: But -- but -- and I
07:39 23 personally don't have a problem with that, and the
07:39 24 reason I don't have a problem is that I think it's
07:39 25 better to have somebody in there than to have an

07:39 1 empty unit.

07:39 2 UNIDENTIFIED SPEAKER: Yeah.

07:39 3 MR. GRODSKY: Especially if the person is
07:39 4 taking care of it, and there's nothing to say that
07:39 5 she wasn't, okay? I said "she" again.

07:39 6 UNIDENTIFIED SPEAKER: Thank you.

07:39 7 MR. GRODSKY: Did you have a question?

07:39 8 MS. HAZELWOOD: No. You said three --
07:39 9 you said "she" three times.

07:39 10 MR. GRODSKY: Okay. I'm sorry. Okay.
07:40 11 Any- -- anyone else?

07:40 12 MR. KATZ: Thank you, Mort.

07:40 13 MR. GRODSKY: Sure.

07:40 14 MR. KATZ: Next question: Do we have a
07:40 15 quorum? The answer is no, not quite. Now,
07:40 16 according to the destined bylaws, A, we must have
07:40 17 an election every year. B, we cannot have an
07:40 18 election without a quorum which makes a dilemma.
07:40 19 Bless you. But for the past few years what we've
07:40 20 done is that we have, you know, a substantial
07:40 21 number of people here, and we have to have an
07:40 22 election, so we're going to have an election, and
07:40 23 based on the results that we have tonight, that
07:40 24 will dictate our course of event for the next year.

07:40 25 So having said that, I'd like to

07:40 1 introduce our candidates.

07:41 2 MR. GRODSKY: Jeff? Jeff? Excuse me.

07:41 3 Nominations from the floor.

4 MR. KATZ: Yeah. Well, that's what we
5 were going to do after.

6 MR. GRODSKY: If you do nominations from
7 the floor now, then you know who all your
8 candidates are.

07:41 9 MR. KATZ: Good point. Do we have any
07:41 10 nominations from the floor as far as candidates for
07:41 11 the board? No, we do not.

07:41 12 Okay. So if you have any questions for
07:41 13 the candidates, you'll be able to ask them after
07:41 14 their speeches, so we'd like to have everybody go
07:41 15 through their speeches first to give you an idea of
07:41 16 who they are, and then you can ask any of them, if
07:41 17 you have any questions, what that might be.

07:41 18 And again, let me remind you, you are --
07:41 19 there are four open positions on the board; there
07:41 20 are five candidates running. Please vote for four,
07:41 21 not for five. So let us begin with Jim Hurwitz.

07:41 22 MR. HURWITZ: Hello, everybody. I'm Jim
07:42 23 Hurwitz. Jeff took away most of my thunder or
07:42 24 bullet points today.

07:42 25 UNIDENTIFIED SPEAKER: Talk in the mic.

07:42 1 MR. HURWITZ: I'm -- hello. Can
07:42 2 everybody hear me now? So I've been on the board
07:42 3 for three, four years, and proud to serve. I just
07:42 4 want to go over some of the accomplishments since
07:42 5 -- since we started here.
07:42 6 We've created the grilling area which
07:42 7 Jeff went over. Completely remodeled the elevator
07:42 8 building, which I'm very proud of. We've installed
07:42 9 disabled parking slots for people who have problems
07:42 10 there; one thing I guess you didn't say. We've had
07:42 11 these sing-a-longs and parties which everybody has
07:42 12 enjoyed, hopefully. FFFF
07:42 13 UNIDENTIFIED SPEAKER: You should thank
14 the Moecklers.
15 MR. HURWITZ: Thank who?
16 UNIDENTIFIED SPEAKER: The Moecklers.
17 UNIDENTIFIED SPEAKER: Moecklers.
18 UNIDENTIFIED SPEAKER: Howard and --
07:42 19 MR. HURWITZ: Thank you, Howard and Mrs.
07:42 20 UNIDENTIFIED SPEAKER: Beverly.
07:42 21 AUDIENCE: (Applause.)
07:42 22 UNIDENTIFIED SPEAKER: Beverly.
07:42 23 MR. KATZ: Probably out of order, but now
07:42 24 that you mentioned it, would the Moecklers please
07:43 25 stand? And I know Fred Stein is here. Fred, would

07:43 1 you stand up?

07:43 2 AUDIENCE: (Applause.)

07:43 3 MR. KATZ: These people have been
07:43 4 responsible for bringing the sing-a-long which we
07:43 5 had just -- just the other week, and it's
07:43 6 delightful, and every year it seems to grow and
07:43 7 grow and grow, so keep that in mind next year when
07:43 8 we have our next.

07:43 9 UNIDENTIFIED SPEAKER: Sorry, Jim.

07:43 10 MR. HURWITZ: We've got a workout
07:43 11 facility created that we didn't have before. We
07:43 12 have TVs in there. Our attorney fees are lower.
07:43 13 Our -- our reserves are higher than they've ever
07:43 14 been, and we haven't raised fees, and our units are
07:43 15 going up in value. So if you've liked those bullet
07:43 16 points that I just went and -- and I would
07:43 17 appreciate your vote to -- to stay on the board. I
07:43 18 think we're very transparent. Blah, blah, blah,
07:43 19 you know? Thank you very much for listening. I
07:43 20 hope I earn your vote.

07:43 21 MR. KATZ: Steve Marcus.

07:44 22 MR. MARCUS: Hi, everybody.

07:44 23 MR. HURWITZ: Oh, I want to say one last
07:44 24 thing. And a big thanks to David Liska. When I
07:44 25 come in here, I pinch myself looking at the grounds

07:44 1 every day.

07:44 2 UNIDENTIFIED SPEAKER: Yes.

07:44 3 MS. OTIENO: Yes.

07:44 4 AUDIENCE: (Applause.)

07:44 5 MR. MARCUS: So I have to say -- kind of
07:44 6 keep it short -- I've lived in Manchester over ten
07:44 7 years. It's a really nice place, I think. I'm not
07:44 8 going to go over all the specifics because it's
07:44 9 already been stated, but I've been on the board
07:44 10 since January. It's been an honor to serve. These
07:44 11 folks that I serve with are terrific. I can't take
07:44 12 too much credit, but I'm honored to serve with
07:44 13 them, be honored to -- I've learned a lot, and with
07:44 14 your vote, I would like to remain on the board for
07:44 15 another two years, and I thank you.

07:44 16 AUDIENCE: (Applause.)

07:44 17 MR. KATZ: Thank you, Steve. Wilkistar
07:45 18 Otieno.

07:45 19 MS. OTIENO: Good evening, fellow unit
07:45 20 owners.

07:45 21 UNIDENTIFIED SPEAKER: Hello.

07:45 22 UNIDENTIFIED SPEAKER: Hello.

07:45 23 MS. OTIENO: It's been my pleasure to
07:45 24 serve on the board for the past about two to three
07:45 25 years. My name is Wilkistar Otieno as the -- the

07:45 1 ballot shows. I am faculty at UWM, but besides
07:45 2 that, it's been a pleasure to interact with most of
07:45 3 you as much as I have been able to. I was away
07:45 4 during the cookout that we had this time, but I --
07:45 5 I think the chance that I get to speak, especially
07:45 6 with those who live in my building, and to know
07:45 7 that not just I but all of us are involved and are
07:45 8 interested in the well good of -- of our, you know,
07:45 9 units and our friends and our neighbors; I think my
07:45 10 goal is to voice as many opinions as I get as I
07:45 11 walk around and meet all of you.

07:45 12 So I want to redirect what has been
07:45 13 spoken in terms of the successes that we have had,
07:46 14 but it's not just because of the board but also
07:46 15 your cooperation over the year, and hopefully the
07:46 16 years to come, so I'll be glad to get your votes
07:46 17 and to represent you once again on the board.
07:46 18 Thank you.

07:46 19 AUDIENCE: (Applause.)

07:46 20 MR. KATZ: Thank you, Wilkistar. Boris
07:46 21 Zelenovskiy.

07:46 22 MR. ZELENOVSKIY: Good evening,
07:46 23 everybody. I have a small report for 45 minutes.
07:46 24 I won't waste your time. As you hear, my name is
07:46 25 Boris Zelenovskiy. I live at 2260. Our family

07:46 1 moved to Manchester Village in 1995. So already 23
07:46 2 years ticking by.

07:47 3 Education: I have an engineering degree.
07:47 4 It's equal to a master's degree. I have some
07:47 5 experience managing a small group of people and
07:47 6 managing a small property of our own when we had no
07:47 7 service to fix things and build everything
07:47 8 ourselves; that's helped me to see something wrong
07:47 9 here.

07:47 10 I've worked on the board for two terms
07:47 11 already, and I am happy to be on our board. I'm
07:47 12 trying to do the best as I can and be as useful as
07:47 13 possible.

07:47 14 I have a lot of free time. Most every
07:47 15 day I walk around Manchester Village, and if I see
07:47 16 something wrong, I go in the office and our office
07:48 17 managers, Jacqueline and Judy, they listen
07:48 18 carefully and they react immediately. They make a
07:48 19 note, they call Wayne, or even sometimes they walk
07:48 20 with me together to see what's -- what happened.

07:48 21 What else I wanted to tell you? I just
07:48 22 -- it -- I like Manchester Village, and I like to
07:48 23 live here, and it doesn't matter if I will be
07:48 24 chosen for this board or not; I will take care of
07:48 25 Manchester Village because it's a very, very nice

07:48 1 place. We're never planning to sell or leave from
07:48 2 this village, and I wish you the same pleasure to
07:48 3 live in this nice area. Thank you for your
07:49 4 patience.

07:49 5 AUDIENCE: (Applause.)

07:49 6 MR. KATZ: Thank you, Boris. Bob Linke.

07:49 7 MR. LINKE: Thanks, Jeff.

07:49 8 MR. KATZ: Absolutely.

07:49 9 MR. LINKE: Hi. I'm not on the board.

07:49 10 I'd like to be, but everything -- this is an
07:49 11 excellent board. They've done a great job, but if
07:49 12 you'd like to look for change, I'm pleased to offer
07:49 13 my name on there. Jan and I have lived here for a
07:49 14 while. We're in the 2200 building. We love
07:49 15 Manchester Village. We love the people we've met,
07:49 16 the pool, the activities. Everything about the
07:49 17 place we enjoy, but I'd like to contribute a little
07:49 18 if I can.

07:49 19 Just a little background on me. I was
07:49 20 formally director of marketing for a trade show
07:49 21 company in Chicago. Before then, I was a managing
07:49 22 editor for a magazine, and that's about all I've
07:50 23 got to say. I'm here as an outside choice if
07:50 24 you're interested. Thank you.

07:50 25 MS. OTIENO: Sure.

07:50 1 AUDIENCE: (Applause.)

07:50 2 MR. KATZ: Thank you, Bob. Do we have

07:50 3 any questions for any of the candidates? Yes.

07:50 4 Please announce your name and unit number --

07:50 5 building and unit number.

07:50 6 MR. PAPA: It's Jerry Papa.

07:50 7 MR. KATZ: If you want you can come --

07:50 8 MR. PAPA: Okay.

07:50 9 MR. KATZ: -- to the mic.

07:50 10 MR. PAPA: Well, I can use your mic.

07:50 11 That might be easier.

07:50 12 MR. KATZ: Yeah.

07:50 13 MR. PAPA: Since it's working.

07:50 14 MR. KATZ: This mic right there.

07:50 15 MR. PAPA: Okay. We'll see if it works.

07:50 16 It works. I'm Jerry Papa; 2300. There are a

07:50 17 couple -- we always want to look on the positive

07:50 18 things, but there were a few things that happened

07:50 19 here at Manchester this year that were really

07:51 20 pretty horrific. We had a power outage in mid June

07:51 21 on a Sunday night that basically left all of us

07:51 22 captives in our units that were out of power for 14

07:51 23 hours and 57 minutes. I called We Energies the

07:51 24 next day. And that's totally unacceptable,

07:51 25 especially those of us that have to take care of

07:51 1 elderly relatives. We needed to get out and try to
07:51 2 get to a hotel for some air conditioning, and we
07:51 3 couldn't because our cars were stranded in the
07:51 4 parking lot downstairs. And that's something that
07:51 5 can never happen again. It just can never happen
07:51 6 again. That was one of the most horrific things
07:51 7 this year. Those lights went out at about 2:12 in
07:52 8 the afternoon and we kept calling and calling to We
07:52 9 Energies, they were -- we called the emergency
07:52 10 number here, and we were basically told, "Too bad.
07:52 11 So sad."

07:52 12 So the other thing that I think that we
07:52 13 have to be aware of is what happened to me last
07:52 14 week. We are going to be having larger and more
07:52 15 torrential rainstorms, and I live on the first
07:52 16 floor next to a unit that's been vacant for eight
07:52 17 years, though there's been activity in that unit
07:52 18 for three Sundays during the summers here. I don't
07:52 19 know what's going on with that unit, but I know
07:52 20 that leakage occurred in my unit last week and we
07:52 21 can't reinvent the wheel. The people at the office
07:52 22 have to have some type of contractors or names of
07:52 23 contractors so that we can get these contractors
07:53 24 into our units to get that smell and stench out.
07:53 25 That should be something that the board provides

07:53 1 for the unit owners. We shouldn't have to be
07:53 2 guessing about who we're going to contract with
07:53 3 because when we have these situations because of
07:53 4 the changing weather patterns and we had ten inches
07:53 5 of rain here in the greater Glendale area, this is
07:53 6 something that we have to trust the board to have
07:53 7 the expertise to have these names available to us.
07:53 8 That's it.

07:53 9 MR. KATZ: Understood. Let me -- and
07:53 10 when there is a -- we've -- we've left time
07:53 11 available after the -- while we're counting votes
07:53 12 to have these kind of issues and complaints because
07:53 13 we want -- we do want to hear them. So right now,
07:53 14 it's just if you had specific questions for the
07:53 15 candidates; that's what we really wanted to know.
07:53 16 If not, then we can get into the voting part of it
07:54 17 and then we can -- then we can talk about those
07:54 18 kinds of things even more.

07:54 19 UNIDENTIFIED SPEAKER: Jeff. Excuse me.
07:54 20 This is not for the people, but we didn't get
07:54 21 ballots. A few of us did not get ballots.

07:54 22 MR. KATZ: You didn't get ballots?

07:54 23 UNIDENTIFIED SPEAKER: No.

07:54 24 MR. KATZ: All right. Jacq- -- we'll get
07:54 25 -- that we can fix.

07:54 1 UNIDENTIFIED SPEAKER: Thank you.

07:54 2 MR. KATZ: Okay. All right. So then if

07:54 3 there are no other questions -- oh, there are.

07:54 4 (Discussion off the record.)

07:54 5 MR. KATZ: Well, I guess if you have

07:54 6 questions for the candidates.

07:54 7 UNIDENTIFIED SPEAKER: I have a question

07:54 8 for Jim.

07:54 9 MR. KATZ: For Jim? Yes.

07:54 10 MS. HAZELWOOD: Jim, you didn't say why

07:54 11 you wanted to remain on the board.

12 MR. HURWITZ: Why what?

13 MS. HAZELWOOD: Why do you want to remain

14 on the board?

15 MR. KATZ: The question is why do you

16 want to remain on the board?

07:54 17 MR. HURWITZ: Because I think we've been

07:54 18 productive and we've made some very positive

07:54 19 changes and I'm proud to be a part of that and I

07:54 20 want to continue along the same course.

21 THE REPORTER: Excuse me. What was your

22 name?

23 MR. HURWITZ: Nothing more.

24 MS. HAZELWOOD: T'Ayra. 2200 building.

25 THE REPORTER: Thank you.

07:54 1 MR. KATZ: Any other questions for
 07:54 2 anybody? Yes, Judith.
 07:54 3 MS. SZWAJDER: I have a question for Bob
 07:54 4 Linke.
 07:54 5 MR. KATZ: For Bob Linke.
 07:54 6 MS. OTIENO: We can't hear you.
 07:55 7 MR. KATZ: Do you want to come to the mic
 07:55 8 real quick or not? Okay. Then go ahead. Maybe
 07:55 9 I'll repeat it so people can -- and please identify
 07:55 10 yourself for everybody.
 07:55 11 MS. SZWAJDER: Hi. I'm Judith Szwajder.
 07:55 12 I'm in building 351. And the question I have for
 07:55 13 -- the question I have for Bob Linke is you
 07:55 14 mentioned that you would like to see some change;
 07:55 15 "If you'd like to see some change, vote for me,"
 07:55 16 correct?
 07:55 17 MR. LINKE: A different perspective.
 07:55 18 MS. SZWAJDER: Okay. So my question is
 07:55 19 I'd like to know a little bit more about that
 07:55 20 perspective if -- you know, because we don't know
 07:55 21 what you mean if we're going to vote for you.
 07:55 22 MR. LINKE: First of all, my name is Bob
 07:55 23 Linke. We don't pronounce the "E."
 07:55 24 MS. SZWAJDER: Sorry.
 07:55 25 MR. LINKE: No, that's all right.

07:55 1 MS. SZWAJDER: I apologize.

07:55 2 UNIDENTIFIED SPEAKER: Thank you.

07:55 3 MR. LINKE: And I can't really answer
07:55 4 that because I'm not on the board yet so I don't
07:55 5 know what the issues are.

07:56 6 MS. SZWAJDER: So you don't have -- so
07:56 7 you don't know yet what changes you wish to make;
07:56 8 you just know that there's some things you're not
07:56 9 crazy about so you would like to see something
07:56 10 different?

07:56 11 MR. KATZ: If I just can interrupt. I
07:56 12 understand your question, but just the fact that
07:56 13 Bob, with his background that he explains --

07:56 14 MS. SZWAJDER: Yeah.

07:56 15 MR. KATZ: -- would be -- would -- would
07:56 16 be -- I think like all the other candidates would
07:56 17 be -- would come to it with a little different set
07:56 18 of values and understanding.

07:56 19 MS. SZWAJDER: Yeah, I'm just curious. I
07:56 20 was honestly curious.

07:56 21 MR. KATZ: I think it's impossible for
07:56 22 him to come up with specifics like that right now,
07:56 23 but -- as a different person.

07:56 24 MS. SZWAJDER: No. I just figured you
07:56 25 might have something in mind that when you said --

07:56 1 MR. LINKE: Nothing worth chattering
07:56 2 about at this point.

07:56 3 MS. SZWAJDER: Okay. Okay.

07:56 4 MS. EARLE: I think something he could
07:56 5 offer being in marketing is getting our newsletter
07:56 6 back going so we have communication among all
07:56 7 owners.

07:56 8 MS. OTIENO: Yes.

07:56 9 MS. EARLE: My name is Dawn Earle. 2450
07:56 10 building.

07:56 11 MR. KATZ: Well taken. All right. Any
07:56 12 other questions?

07:56 13 UNIDENTIFIED SPEAKER: I think Bob would
07:56 14 be great.

07:57 15 MR. KATZ: No more questions? Okay.
07:57 16 Then let's do this: Everybody fill in the ballots.
07:57 17 Remember to mark four, and if you have not yet
07:57 18 filled in that little sheet on term limits, please
07:57 19 add it now and turn it in, and when you're done,
07:57 20 you can just, I would think, hand them all into the
07:57 21 center of the row and then we can collect them from
07:57 22 there. And while -- while we're -- we're doing
07:57 23 that, we have some more announcements.

07:57 24 (Discussion off the record.)

07:57 25 MR. KATZ: This year, like other years,

07:57 1 we have kept the pool open. The pool is still open
07:58 2 and will remain open until the end of the day on
07:58 3 Sunday. So this -- this -- this Sunday will be the
07:58 4 last day. Normally we like to close it, you know,
07:58 5 the end -- on Labor Day on that weekend, but the
07:58 6 weather has been good and then we have Kim who
07:58 7 knows enough to keep it safe and so through --
07:58 8 through the -- through this Sunday will be the last
07:58 9 day of the pool.

07:58 10 UNIDENTIFIED SPEAKER: Can I say
07:58 11 something about Wayne? I think he does --

07:58 12 MR. KATZ: Hold on. We have a question
07:58 13 on Wayne. Do you want to --

07:58 14 UNIDENTIFIED SPEAKER: No, not a
07:58 15 question.

07:58 16 MR. KATZ: Oh.

07:58 17 UNIDENTIFIED SPEAKER: I just want to say
07:58 18 thank you to him for always doing the best that he
07:58 19 can do with his team, and I think we're very, very
07:58 20 fortunate to have that team.

07:58 21 MR. KATZ: Thank you. Did you hear what
07:58 22 she said?

07:58 23 UNIDENTIFIED SPEAKER: No.

07:58 24 UNIDENTIFIED SPEAKER: Yes.

07:58 25 AUDIENCE: (Applause.)

07:58 1 MR. KATZ: She wanted to thank Wayne and
07:58 2 his team for doing everything they have to keep us
07:58 3 looking pretty and beautiful and -- and operating
07:58 4 efficiently. Thank you.

07:58 5 Okay. Next thing: Our health fair.

07:59 6 MR. HURWITZ: Oh, yeah.

07:59 7 MR. KATZ: The health fair will be
07:59 8 October 3rd. It will be from 1:00 p.m. to 5:00
07:59 9 p.m. in the clubhouse, and it's grown again from
07:59 10 last year. So I thought you'd be interested in
07:59 11 just to know who's going to be there this year.
07:59 12 North Shore Fire Department: Hands-on CPR lessons
07:59 13 and home safety check. North Shore Health
07:59 14 Department will be there for flu shots. AARP will
07:59 15 be there with an information booth.

07:59 16 UNIDENTIFIED SPEAKER: October 3rd?

07:59 17 MR. KATZ: Yeah. October 3rd from 1:00
07:59 18 until 5:00 p.m. in the clubhouse. Sam's Club will
07:59 19 be there for blood pressure checks. On-the-Go
07:59 20 Mobility - Medical Equipment Store: scooters and
07:59 21 walkers. Victory Garden Initiative: Gardening
07:59 22 information and seeds to grow plants. St. Mary's -
08:00 23 Ozaukee: Breast cancer awareness. Family Time
08:00 24 Bowling Club: Active fun and quality time.
08:00 25 American Diabetes: Informational brochures and

08:00 1 pamphlets. And Bell Ambulance: Informational
08:00 2 brochures and pamphlets. So if you're available at
08:00 3 all during that time from 1:00 to 5:00 p.m., check
08:00 4 it out.

08:00 5 MS. HAZELWOOD: Are those people
08:00 6 sponsoring the event or --

08:00 7 MR. KATZ: They will be there with --

08:00 8 MS. HAZELWOOD: Okay.

08:00 9 MR. KATZ: Yeah, there's no charge. They
08:00 10 do this because it's important and there's no
08:00 11 charge, but they'll all be on site to have --

08:00 12 MS. HAZELWOOD: We're not paying them to
08:00 13 come either, right? I'm sorry. Are we paying them
08:00 14 to come?

08:00 15 MR. KATZ: No, we're not paying them.
16 This is all volunteers. Yeah.

17 UNIDENTIFIED SPEAKER: Jeff, you'll be
18 able to get a flu shot there?

19 MR. KATZ: Yes.

20 UNIDENTIFIED SPEAKER: Okay.

21 MR. KATZ: Flu shots are available at
22 that as well.

23 MR. HURWITZ: Is that free too or do I
24 have to pay for those? Do you pay for the shots?

25 MR. KATZ: I don't know.

1 MR. HURWITZ: I would imagine, but --

2 MR. GRODSKY: I would think so.

3 (Discussion off the record.)

08:01 4 MR. KATZ: Oh, good point. On that --

08:01 5 let's -- Jerry Papas had some important comments.

08:01 6 Keep in mind that it wasn't just Manchester Village

08:01 7 that lost the power. Probably about half of the

08:01 8 city of Glendale was without power.

08:01 9 MS. OTIENO: More than a half.

08:01 10 MR. KATZ: But we have -- we installed

08:01 11 just a year ago all brand new lights so that in the

08:01 12 event the power goes off --

13 MS. OTIENO: It stays on for a while.

14 MR. KATZ: -- these lights can go on

15 automatically which they did.

16 MS. OTIENO: Yeah.

17 MR. KATZ: These lights, like every other

08:01 18 place in the entire village, after 45 minutes, the

08:01 19 -- the -- the batteries will run down, the lights

08:01 20 will go out, but we brought these batteries because

08:01 21 they're all rechargeable, so once the power went

08:01 22 back -- goes back on, they automatically recharge

08:01 23 and they'll be good again. The problem is, the

08:01 24 power was out for so long --

08:02 25 UNIDENTIFIED SPEAKER: Right.

08:02 1 MR. KATZ: -- that it was -- there's no
08:02 2 question that it was uncomfortable and frightening
08:02 3 and unfortunate. So it's just -- hopefully we
08:02 4 never have that thing again. And normally -- we
08:02 5 had the power go out, but normally within 15 to 30
08:02 6 minutes the power is back up. This was just an
08:02 7 anomaly and hopefully we don't see that again.

08:02 8 UNIDENTIFIED SPEAKER: At least we're not
08:02 9 in the Carolinas.

08:02 10 MR. KATZ: That's true.

08:02 11 MS. OTIENO: Yeah, that's true.

08:02 12 MR. KATZ: That's true.

08:02 13 UNIDENTIFIED SPEAKER: Yeah.

08:02 14 MR. KATZ: That's true. Okay. And
08:02 15 next -- oh, ballots? Oh. All right. How are we
08:02 16 doing? Are we running the ballots out? Okay.
08:02 17 Okay. While the votes are still coming in, this
08:02 18 will be a good time, then, for anyone who has
08:02 19 questions or comments to please come up to the mic,
08:03 20 introduce yourself, and we'll get -- yeah. One at
08:03 21 -- one at a time.

08:03 22 MR. SCHOMMER: Doug -- Doug Schommer;
08:03 23 2200. Unit 317. I wasn't at the meeting last
08:03 24 year, but I thought I read in the minutes that --
08:03 25 that there's going to be some roof repairs coming

08:03 1 up?

08:03 2 MR. KATZ: (Nods affirmatively.)

08:03 3 MR. SCHOMMER: Is 2200 on the list?

08:03 4 MR. KATZ: Well, it's not -- you mean
08:03 5 repairs or replacements?

08:03 6 MR. SCHOMMER: Well, I know Wayne has
08:03 7 been up in my unit probably four times --

08:03 8 MR. KATZ: Yeah.

08:03 9 MR. SCHOMMER: -- because every time it
08:03 10 rains, it comes into my kitchen, and before I have
08:03 11 anything replaced or repaired, I want to make sure
08:03 12 that leak is fixed.

08:03 13 MR. KATZ: And the leak you feel is
08:03 14 coming from the roof versus the patio or anything
08:03 15 else?

08:03 16 MR. SCHOMMER: Well, yes. It's, you
08:03 17 know --

08:03 18 MR. KATZ: Yeah. Wayne?

08:03 19 MR. RUH: He did have a leak, Jeff, okay?

08:03 20 MR. KATZ: Yeah.

08:03 21 MR. RUH: We managed to repair it a
08:03 22 couple times. Is it going to reoccur? I can't say
08:03 23 yes and I can't say no.

08:04 24 MR. KATZ: Okay. The -- as far as -- you
08:04 25 know, we have repairs and we haven't repaired it,

08:04 1 so could it happen again? I suppose until we do
08:04 2 roof replacements.

08:04 3 The 2300 -- correct me if I'm wrong. The
08:04 4 2300 building when we do a roof replacement will be
08:04 5 the first to be scheduled.

08:04 6 MR. RUH: Right.

08:04 7 MR. KATZ: The second one would be 2350.
08:04 8 I think we talked about that.

08:04 9 MR. RUH: Yes.

08:04 10 MR. KATZ: Or 2200.

08:04 11 MR. SCHOMMER: Okay.

08:04 12 MR. KATZ: Now, we had FJA Christiansen
08:04 13 and a number of other people come in and inspect
08:04 14 the roofs recently, and they all felt that they're
08:04 15 not in any imminent danger of replacement, but it's
08:04 16 very possible that within a year we're going to see
08:04 17 a roof replacement, and that -- that would be the
08:04 18 2300, and eventually, yeah, probably within the
08:04 19 next -- certainly within the next five years we're
08:04 20 going to begin to see a lot of these.

08:04 21 MR. SCHOMMER: Okay.

08:04 22 MR. HURWITZ: Jeff, what's the -- what's
08:04 23 the cost on the roofs?

08:04 24 MR. KATZ: A cost -- a cost on a roof,
08:05 25 just to give you an idea, these elevator buildings,

08:05 1 one building will cost approximately -- and we'll
08:05 2 get three bids or more -- but we're looking at
08:05 3 approximately \$150,000 per roof. And the reason
08:05 4 it's so expensive is because on the elevator
08:05 5 buildings, you have all of the air conditioning
08:05 6 units which you guys own. So in order to replace
08:05 7 the roof, what has to be done is that --

08:05 8 MS. OTIENO: Taken off.

08:05 9 MR. KATZ: -- the units have to be moved
08:05 10 to one side, then we'll do the roof, and then all
08:05 11 the units are put on the other side and we do the
08:05 12 other half, and then we have to put them all back.
08:05 13 So it's time consuming and it will probably be done
08:05 14 like in October so that -- so that --

08:05 15 MR. HURTWITZ: It's not too cold; not too
08:05 16 hot.

08:05 17 MR. KATZ: Yeah, the air conditioning
08:05 18 will -- shouldn't be -- matter too much, and it's
08:05 19 not winter yet, so it shouldn't be cold. So, I
08:05 20 mean, there's six elevator buildings, so, I mean,
08:05 21 you're looking at \$900,000 worth of costs for all
08:05 22 six, so yeah. Yes.

08:05 23 MS. SZWAJDER: We've had an issue at
08:05 24 2350, and I'm not sure what other buildings have
08:05 25 had this.

08:05 1 UNIDENTIFIED SPEAKER: Wait. Yeah.

08:06 2 MR. KATZ: We've had -- I'm sorry.

08:06 3 Judith Szwajder again; building 351.

08:06 4 UNIDENTIFIED SPEAKER: We can't hear you.

08:06 5 MS. SZWAJDER: Okay. Sorry. I'm short.

08:06 6 Is that good?

08:06 7 MR. HURWITZ: Yeah.

08:06 8 MS. SZWAJDER: Okay. So I'm in building

08:06 9 351, Judith Szwajder, and --

08:06 10 UNIDENTIFIED SPEAKER: 2350.

08:06 11 MS. SZWAJDER: 2350. Sorry. And we've

08:06 12 had an issue that I don't know how many buildings

08:06 13 have. We have not been able to sit outside; we're

08:06 14 on the third floor, and we have wasps and bee nests

08:06 15 and it is --

08:06 16 MR. LEBOW: I'm in 2200, No. 322. I've

08:06 17 had wasps.

08:06 18 MS. SZWAJDER: Yes. It's been a -- it's

08:06 19 really been something that I never saw. We lived

08:06 20 here back in '79 and '80, and our building was -- I

08:06 21 think it was 2440, we were in the townhouses, never

08:06 22 such a thing, and so I'm wondering even if the roof

08:07 23 doesn't need doing, I know we're one of the

08:07 24 buildings to be done, and I think that might be it

08:07 25 because they're living inside. I think they've

08:07 1 already gone inside the buildings, inside the --
08:07 2 the --

08:07 3 MR. LEBOW: Roof. The roof.

08:07 4 MS. SZWAJDER: Yeah. Am I accurate?

08:07 5 MR. KATZ: Okay. Yeah, we have, first of
08:07 6 all, on a regular basis -- on a regular basis, we
08:07 7 have the exterminators come out and do some regular
08:07 8 checks, but any time there are wasps, if we can't
08:07 9 do it internally, then we call, you know, the
08:07 10 inspectors, and if they can identify the problem,
08:07 11 then -- then they can be able to do it on an
08:07 12 individual basis. So have you talked to the office
08:07 13 about that?

08:07 14 MS. SZWAJDER: Yes, but that doesn't seem
08:07 15 to do it either. They just come back.

08:07 16 MR. KATZ: Okay. Let's make -- let's
08:07 17 make a note about that. Maybe we can have the
08:07 18 exterminator come out and take a look at it.

08:07 19 UNIDENTIFIED SPEAKER: We can't hear you.
08:07 20 No mic.

08:07 21 MR. GRODSKY: Oh. Now it works.

08:07 22 MR. KATZ: All right. So what we'll do
08:08 23 is, yeah, we can contact our exterminator people,
08:08 24 let them come out and look at some specific problem
08:08 25 areas, and let's see if we can solve the problem

08:08 1 without having to deal with the roof situation.
08:08 2 Maybe it's -- it's a simple fix. So we can do
08:08 3 that. So I would ask a favor, if you can please
08:08 4 call up tomorrow the -- the office, tell us exactly
08:08 5 what building and what unit you're in, and then
08:08 6 they'll deal with that because I -- again, there's
08:08 7 no point in anyone getting stung.

08:08 8 MR. LEBOW: I'm Mark Lebow. I'm in 2200,
08:08 9 No. 322. I just have a question. In the event of
08:08 10 another Manchester Village-wide power failure,
08:08 11 board, would you consider if the price should come
08:08 12 down, at least a part -- at least as a backup,
08:09 13 solar; possibly installing solar on top of the
08:09 14 townhouses or the elevator buildings if the price
08:09 15 should come down in the future as, perhaps, I
08:09 16 guess, a backup, so we don't have a, you know,
08:09 17 complex-wide power outage? Just a question.

08:09 18 MR. KATZ: I -- I suppose it would be
08:09 19 wrong for us not to consider it. I don't know if
08:09 20 we really are a candidate for a solar-type thing,
08:09 21 but it's a point well taken. We'll take a look at
08:09 22 that for sure.

08:09 23 MR. LEBOW: I know it's expensive.

08:09 24 MR. KATZ: Why not? But I'm sure it's
08:09 25 expensive. There's nothing cheap anymore these

08:09 1 days.

08:09 2 Any other -- yes.

08:09 3 MR. CHARNEY: My name is David Charney,
08:09 4 and I'm in the 2300 building, Unit 347. Actually,
08:09 5 my wife has her mom living in that unit. I'm
08:09 6 actually -- we just purchased a unit this
08:10 7 December -- or this past December, and one of the
08:10 8 things that my mother-in-law has brought to my
08:10 9 attention is the washer and dryer availability. So
08:10 10 I guess what I would ask for the board is has
08:10 11 anybody reconsidered about doing a double-stack --

08:10 12 UNIDENTIFIED SPEAKER: Yeah.

08:10 13 MR. CHARNEY: -- kind of washer/dryer
08:10 14 combination for the laundry facilities by chance?
08:10 15 Just because it's sometimes difficult for --
08:10 16 especially for older people to use the laundry
08:10 17 facilities.

08:10 18 MR. KATZ: As of this point, we haven't
08:10 19 considered it.

08:10 20 MR. CHARNEY: Okay.

08:10 21 MR. KATZ: The units are -- we don't even
08:10 22 own the units. You know, they're owned and
08:10 23 operated by a company and they maintain them and
08:10 24 replace them as needed, but that's something that
08:10 25 we certainly can address with that company and see

08:10 1 what kind of ideas they have.

08:11 2 MR. CHARNEY: Okay.

08:11 3 MR. KATZ: These are -- what did you call

08:11 4 them -- stackable?

08:11 5 MR. CHARNEY: Yeah. Double -- double

08:11 6 stack.

08:11 7 UNIDENTIFIED SPEAKER: You mean in the --

08:11 8 UNIDENTIFIED SPEAKER: Jeff, you got the

08:11 9 dryer on the bottom of the washer.

08:11 10 UNIDENTIFIED SPEAKER: -- units

08:11 11 themselves?

08:11 12 MR. KATZ: Yeah. Yeah, they'll --

08:11 13 they'll be smaller, but --

08:11 14 UNIDENTIFIED SPEAKER: Yeah.

08:11 15 MR. CHARNEY: Yeah, they're -- they will

08:11 16 be smaller, but at least --

08:11 17 MR. KATZ: Yeah.

08:11 18 MR. CHARNEY: -- you'd have two

08:11 19 machines --

08:11 20 UNIDENTIFIED SPEAKER: Right.

08:11 21 MR. CHARNEY: -- each.

08:11 22 MR. KATZ: Oh, I -- I see what you mean.

08:11 23 UNIDENTIFIED SPEAKER: In the units?

08:11 24 MR. CHARNEY: So you would have two

08:11 25 dryers, two washers.

08:11 1 MR. KATZ: Yeah.

08:11 2 MR. CHARNEY: No, no, no, no. In the
08:11 3 actual laundry facility.

08:11 4 UNIDENTIFIED SPEAKER: In the actual
08:11 5 laundry facility.

08:11 6 MR. KATZ: So we can discuss that.

08:11 7 MR. CHARNEY: Okay. Excellent.

08:11 8 MR. KATZ: Absolutely.

08:11 9 MR. CHARNEY: Excellent.

08:11 10 Second question: The windows in that
08:11 11 2300 building, I think one of the reasons why we
08:11 12 have wasps problems are the windows are -- you
08:11 13 can't even really look outside. They're full of
08:11 14 cobwebs, bugs, other things. I think that should
08:11 15 be looked into as far as keeping them cleaner. It
08:11 16 helps detract from other insects accumulating,
08:11 17 so --

08:11 18 MR. KATZ: You're talking about the
08:11 19 windows on the upper level?

08:11 20 MR. CHARNEY: Yes. Correct.

08:11 21 And the last thing that I wanted to point
08:12 22 out -- and I actually talked to you on the phone,
08:12 23 Jeff -- was, you know, nothing wrong with
08:12 24 Christiansen Roofing; they're just an extremely
08:12 25 expensive roofer. Probably one of the most

08:12 1 expensive roofers in the city of Milwaukee. I
08:12 2 would strongly recommend that we get two other bids
08:12 3 in addition to Christiansen. I offered you a name.

08:12 4 And just so you're wondering, I'm
08:12 5 actually in the property business, so I've had
08:12 6 experience in doing this and I'm actually president
08:12 7 of Hidden River Association in Mequon, so I'm used
08:12 8 to being yelled at and everything else.

08:12 9 But the main thing is is that -- that
08:12 10 people know that -- that there's different bids and
08:12 11 you can have huge variations in those bids. And
08:12 12 the question is whether or not they'll accomplish
08:12 13 the goal at a reasonable cost and that will be
08:13 14 effective for all the unit owners.

08:13 15 MS. OTIENO: Sure.

08:13 16 MR. KATZ: Thank you, David. And we --
08:13 17 as the board, we are bound to get a minimum of
08:13 18 three bids on these major things, so --

08:13 19 MS. OTIENO: Yeah.

08:13 20 MR. CHARNEY: Excellent.

08:13 21 MR. KATZ: And you're right FJA
08:13 22 Christiansen does great work, but they are -- they
08:13 23 -- you pay for it.

08:13 24 MR. CHARNEY: Right. Thank you.

08:13 25 MR. KATZ: Thank you.

08:13 1 MS. OTIENO: Thank you.

08:13 2 MS. HAZELWOOD: T'Ayra Hazelwood. Unit
 08:13 3 116, 2200 building. I called the office and I
 08:13 4 think I also sent an email; there have been
 08:13 5 packages stolen from me personal, hundreds of
 08:13 6 dollars' worth of items, within the building, and I
 08:13 7 suggested that cameras be put up, and I was told
 08:13 8 that the board has not considered that option, and
 08:13 9 I just want to know -- I mean, we are still part of
 08:13 10 the city of Milwaukee, so with the vandalism that
 08:13 11 happened -- what was that -- a year and a half
 08:13 12 ago --

08:13 13 UNIDENTIFIED SPEAKER: County of
 08:13 14 Milwaukee.

08:13 15 MS. HAZELWOOD: Oh, I'm sorry. The
 08:13 16 County of Milwaukee; City of Glendale. We're still
 08:14 17 -- we're on a major road. We're on Good Hope. So
 08:14 18 with the vandalism to the cars that happened a
 08:14 19 couple years back and then the whole break-in or
 08:14 20 something that happened, it doesn't make sense at
 08:14 21 this point to only have cameras around the
 08:14 22 clubhouse. If someone's vandalizing or looking to
 08:14 23 steal something, they're not going to steal from
 08:14 24 the clubhouse. So I was wondering if we were going
 08:14 25 to expand upon that this year. What are the plans?

08:14 1 MR. KATZ: The -- the plans are as far as
08:14 2 cameras, right now, no, and I'll -- and here's why.
08:14 3 We looked at that. We've considered it more than
08:14 4 once. In order for us to install cameras in
08:14 5 today's electronic digital age, to have cameras
08:14 6 that are high definition enough so that you can
08:14 7 actually recognize a human being that's doing this
08:14 8 will cost -- if we put them all around in all the
08:14 9 complexes -- as much as \$100,000 or more.

08:15 10 UNIDENTIFIED SPEAKER: Vote on it.

08:15 11 MR. KATZ: Now -- or more. However, that
08:15 12 -- the board has decided that's really not a
08:15 13 realistic expenditure, but there is a really,
08:15 14 really simple solution that costs nothing, and that
08:15 15 is this: If you know that you want packages
08:15 16 delivered, have them delivered to the Manchester
08:15 17 office. We can lock them up and they will be safe
08:15 18 and you will not be losing that -- those items.

08:15 19 MS. HAZELWOOD: And I've taken to that,
08:15 20 but also, there was the issue with vandalizing
08:15 21 cars. Someone stole a garage door opener, so it's
08:15 22 getting to the point, really, with the community
08:15 23 overall where it's not safe --

08:15 24 MR. KATZ: You're --

08:15 25 MS. HAZELWOOD: -- to not have cameras.

08:15 1 MR. KATZ: -- right. You're absolutely
08:15 2 right. There have been many, many instances in the
08:15 3 village of Glendale, the city of Glendale, not just
08:15 4 our complex, where these things happen.
08:15 5 Unfortunately, it's a fact of life and there's
08:16 6 nothing we can do to totally prevent it --

08:16 7 MS. HAZELWOOD: Exactly, there's --

08:16 8 MR. KATZ: -- so --

08:16 9 MS. HAZELWOOD: -- not, but we need to
08:16 10 come on and get with the times and maybe protect
08:16 11 ourselves a little bit better.

08:16 12 MR. KATZ: Well, I would agree. And the
08:16 13 way to protect ourselves with your cars is not to
08:16 14 leave things exposed in your car, and put your car
08:16 15 in the garage instead of leaving it parked outside,
08:16 16 and number three, send your packages to the office
08:16 17 instead of having them delivered to the building.
08:16 18 Those will go a long way to solving the problem, so
08:16 19 that's the best answer I can give you.

08:16 20 MS. HAZELWOOD: Also --

08:16 21 UNIDENTIFIED SPEAKER: And to lock your
08:16 22 cars.

08:16 23 MS. HAZELWOOD: Yeah. I mean, I have a
08:16 24 brand-new car.

08:16 25 MR. KATZ: Yeah.

08:16 1 MS. HAZELWOOD: It's locked. It's not my
08:16 2 issue, but there's other people --

08:16 3 MR. KATZ: Yeah.

08:16 4 MS. HAZELWOOD: -- who I'm thinking
08:16 5 about.

08:16 6 Also, our building's elevator floods
08:16 7 every single time that it rains. There's about
08:17 8 three inches of water --

08:17 9 MR. KATZ: That's --

08:17 10 MS. HAZELWOOD: -- on the --

08:17 11 MR. KATZ: Yeah.

08:17 12 MS. HAZELWOOD: -- on the ground.

08:17 13 MR. KATZ: Most -- most --

08:17 14 MS. HAZELWOOD: My storage unit has been
08:17 15 flooding since 2014 when I moved into the building,
08:17 16 so it's just -- it's -- like this is a great
08:17 17 meeting; we're all having a good time. Like it's
08:17 18 good to congratulate ourselves with things that
08:17 19 we've accomplished, but we're not accomplishing
08:17 20 things that are substantial. When it comes to
08:17 21 selling my unit, I can't sell a unit with mold
08:17 22 stains in the walls of the storage unit, you know?

08:17 23 UNIDENTIFIED SPEAKER: That's true.

08:17 24 MS. HAZELWOOD: Like when -- when it
08:17 25 comes to safety and having -- and selling my unit

08:17 1 again, I can't sell a unit when someone will ask,
08:17 2 "Oh. Well, has anything been stolen? Has anyone
08:17 3 broken in?" We can't say, "No."

08:17 4 MR. KATZ: No, I understand. And -- and
08:17 5 there are -- and unfortunately, it's more reactive
08:17 6 than proactive when it comes to these water issues
08:17 7 because, quite frankly, with the age of the
08:17 8 buildings and the way it's been graded over the
08:17 9 years, it's not a simple matter going and fixing
08:17 10 these situations. So whenever they come up on an
08:17 11 individual -- individual basis, we are dealing with
08:17 12 them as best we can, but you're right, and that's a
08:17 13 good point.

08:17 14 MS. HAZELWOOD: So what do we do about
08:17 15 our storage units, then, Jeff?

08:17 16 MR. KATZ: The -- the -- the storage
08:17 17 units, I mean, they have product now where -- I
08:18 18 mean, sometimes we can identify where the leak is
08:18 19 coming from, and we take steps to fix that problem.
08:18 20 Sometimes we cannot because we don't know -- you
08:18 21 know, the water isn't coming down in a straight
08:18 22 line. We don't know exactly from where it's coming
08:18 23 and so it's a difficult situation.

08:18 24 UNIDENTIFIED SPEAKER: Is there anything
08:18 25 you can spray on the walls?

08:18 1 MR. KATZ: There are. We've -- we've
08:18 2 been testing with experiment- -- not experimental,
08:18 3 but different types of sealers that should help,
08:18 4 and in some cases it's worked; in some cases it
08:18 5 hasn't, so we don't have a definitive answer yet,
08:18 6 but we're working to -- you know, to make it
08:18 7 better.

08:18 8 MR. HURWITZ: A lot of people lay down
08:18 9 some flooring that's maybe a couple inches above
08:18 10 the ground to put their --

11 UNIDENTIFIED SPEAKER: That's true.

12 MR. HURWITZ: -- belongings on.

13 UNIDENTIFIED SPEAKER: But you know what?

14 MS. OTIENO: But the --

15 UNIDENTIFIED SPEAKER: You still got the
16 odors --

08:18 17 MS. OTIENO: Yeah.

08:18 18 UNIDENTIFIED SPEAKER: -- in there and
08:18 19 that's terrible.

08:18 20 MS. OTIENO: The -- the one smells like
08:18 21 mold.

08:18 22 MR. HURWITZ: I know. No, it's not
08:18 23 perfect. It's not a perfect fix.

08:18 24 UNIDENTIFIED SPEAKER: Yeah.

08:18 25 UNIDENTIFIED: No, nothing is perfect,

08:18 1 but if there's something --

08:18 2 MR. KATZ: That's true.

08:18 3 UNIDENTIFIED SPEAKER: -- that you could

08:18 4 spray on it --

08:18 5 MR. HURWITZ: Right.

08:18 6 UNIDENTIFIED SPEAKER: -- that would be

08:18 7 great.

08:18 8 MR. KATZ: Anybody else? Okay. How are

08:18 9 we doing on --

08:18 10 MS. OTIENO: There's someone else.

08:18 11 MR. KATZ: Oh, I'm sorry. Go ahead.

08:18 12 MS. STESSMAN: Oops.

08:18 13 MS. OTIENO: That's all right.

08:19 14 MR. GRODSKY: You can take it out.

08:19 15 MS. OTIENO: Yeah, you can take it out.

08:19 16 MS. STESSMAN: Can you guys hear me?

08:19 17 MS. OTIENO: Yes.

08:19 18 UNIDENTIFIED SPEAKER: Yeah.

08:19 19 UNIDENTIFIED SPEAKER: Yes.

08:19 20 MS. OTIENO: You can take it out. Just

08:19 21 take it out.

08:19 22 MR. GRODSKY: Take it out.

08:19 23 MS. STESSMAN: All right. I'm a little

08:19 24 shorter, so --

08:19 25 UNIDENTIFIED SPEAKER: There we go.

08:19 1 MS. STESSMAN: -- here we go. My name is
 08:19 2 Betty. I'm in building 2470, 372. I got
 08:19 3 designated as the building rep, but a couple of
 08:19 4 things.

08:19 5 UNIDENTIFIED SPEAKER: Can't hear you.

08:19 6 UNIDENTIFIED SPEAKER: We can't hear you.

08:19 7 MS. STESSMAN: You can't hear me?

08:19 8 UNIDENTIFIED SPEAKER: No.

08:19 9 UNIDENTIFIED SPEAKER: No. The --

08:19 10 UNIDENTIFIED SPEAKER: Move closer.

08:19 11 UNIDENTIFIED SPEAKER: The mic is not on.

08:19 12 UNIDENTIFIED SPEAKER: It's on.

08:19 13 MS. OTIENO: It is on.

08:19 14 MS. STESSMAN: It's on.

08:19 15 UNIDENTIFIED SPEAKER: It is? Okay.

08:19 16 MS. OTIENO: You'll probably need to
 08:19 17 shout.

08:19 18 MS. STESSMAN: But my husband walks a lot
 08:19 19 the grounds. In the mornings, 5:30, 6:00, and he
 08:19 20 told me that on the back side that -- you know,
 08:19 21 maybe to ask if you guys could put sensor lights
 08:19 22 back there because it's so dark, and the lights
 08:19 23 that are back there are so dim. I was like, "You
 08:20 24 really shouldn't be walking on" -- I understand
 08:20 25 it's a property, but "You shouldn't be walking

08:20 1 because it's very, very dark back there," and
08:20 2 it's --

08:20 3 MR. KATZ: Wayne, do you know what area
08:20 4 she's talking about? Is it --

08:20 5 MS. STESSMAN: It's back there by -- by
08:20 6 the tails, but on the back side right there.

08:20 7 MR. RUH: Yeah, I know what side it is.

08:20 8 MS. STESSMAN: Very, very dark. And, you
08:20 9 know, he's a -- he's a man. He stands six-one, so
08:20 10 it ain't like he's a small man, and he is, you
08:20 11 know, concerned, and, you -- you know, and again,
08:20 12 with the vandalism. And I think part of that is
08:20 13 coming from the fact that it's not as bad as it
08:20 14 used to be, but TCF used to get robbed it seemed
08:20 15 like every few months, and what's the best way to
08:20 16 cut through to try to get away from the cops?
08:20 17 Right into our section through --

08:20 18 MR. KATZ: Yeah.

08:20 19 MS. STESSMAN: You know?

08:20 20 MR. KATZ: Wayne, you'll take a look and
08:20 21 check that out?

08:20 22 MR. RUH: Yes.

08:20 23 MR. KATZ: You know, we will definitely
08:20 24 check that out and see what -- that should be a
08:20 25 pretty quick fix. We should be able to do

08:20 1 something about that.

08:20 2 MS. STESSMAN: Okay. And the next thing
08:20 3 is you did tell us that, you know, the bid is in
08:20 4 and someone is going to start with the elevators,
08:20 5 but I did get a letter under my door -- I left
08:21 6 work, wasn't able to go back home and get the
08:21 7 letter -- that quite a few people signed because
08:21 8 they were very, very unhappy about the elevators.
08:21 9 And I get what's going on right now, and you can go
08:21 10 back and tell them, but in the last six to eight
08:21 11 months, our elevator has gone down two or three
08:21 12 times at least.

08:21 13 MS. OTIENO: Sure.

08:21 14 MS. STESSMAN: And my opinion on that was
08:21 15 we're -- we're being told, you know, we've got the
08:21 16 money in there. When it started breaking down, why
08:21 17 didn't somebody say -- instead of doing a quick fix
08:21 18 on it, say, "You know what? This is a major
08:21 19 problem. Let's go ahead and get it fixed."
08:21 20 Because we're coming up on winter, I've got a lot
08:21 21 -- I'm probably one of the youngest people on my
08:21 22 floor. You know, I have people that are 90 years
08:21 23 old. They can't get down the stairs. You know, I
08:21 24 have other ones that are in good health, but they
08:21 25 go out once a day because they can't brave going up

08:21 1 and down those stairs, and it pains me because I'm
08:21 2 coming off of double buildings myself and I have to
08:22 3 go down the stairs to go to work and to come back
08:22 4 up.

08:22 5 MR. KATZ: No, I understand. And a few
08:22 6 months ago -- and again, this is the elevator in
08:22 7 the 2470 building -- the first problem was the --
08:22 8 the motor itself failed. This is not a quick fix
08:22 9 that we -- we spent \$18,500 to replace the motor,
08:22 10 the motor housing, and all attachments.

08:22 11 When we were there and they inspected it,
08:22 12 there was nothing that the inspector could find
08:22 13 that would indicate that there would be any problem
08:22 14 with the hydraulics and the jacks. Nothing at all.
08:22 15 So we felt confident that this \$18,000 that we
08:22 16 spent would fix the problem, and that's hardly a
08:22 17 quick fix when you're spending \$18,000 on one
08:22 18 elevator.

08:22 19 UNIDENTIFIED SPEAKER: Are we getting a
08:22 20 refund on that?

08:22 21 MR. KATZ: A refund?

08:22 22 UNIDENTIFIED SPEAKER: Yeah.

08:22 23 MR. KATZ: No. The motor still works
08:22 24 because --

08:22 25 MS. OTIENO: Yeah, the motor is good.

08:22 1 MR. KATZ: This -- this -- this is a
08:22 2 totally separate problem. So nobody anticipated
08:23 3 this could happen nor could we have done it.

08:23 4 Well, on the elevators, as long as you
08:23 5 asked, I -- I was forced to do a little research on
08:23 6 elevators when I realized that this may be the
08:23 7 beginning of problems that we're having, you know,
08:23 8 with the ages of all the other buildings. There
08:23 9 are four major components in every elevator: One
08:23 10 is the motor, the housing, and the attachments. To
08:23 11 replace that would run anywhere -- we spent
08:23 12 \$18,500.

08:23 13 The other thing -- the other thing, the
08:23 14 hydraulics. The hydraulics are -- would -- would
08:23 15 be the jack, the cylinders and the PDC coating that
08:23 16 we put on it to keep -- to seal it, to keep the oil
08:23 17 in and the water out. That's what we're spending
08:23 18 now; \$40,000 dollars.

08:23 19 The third component of an elevator is the
08:23 20 car itself, and that will cost -- depending on --
08:23 21 on the -- the bells and whistles that we put in the
08:23 22 car -- anywhere from 15- to \$25,000.

08:24 23 But the most expensive part is that when
08:24 24 we replace -- have to replace an elevator are the
08:24 25 electronics because in today's code when we

08:24 1 replace, all the electronics have to be replaced.
08:24 2 All the safety futures have to be there. That
08:24 3 alone is \$150,000. So each elevator, if we had to
08:24 4 replace it, will cost anywhere from 225- to
08:24 5 \$250,000, and we have six of them, so --

08:24 6 MS. STESSMAN: I'm just --

08:24 7 MR. KATZ: I mean, that's -- that's what
08:24 8 we're faced with. So we're not doing quick fixes
08:24 9 when we spend 18,000 or 40,000.

08:24 10 MS. STESSMAN: Well, and I get it now
08:24 11 that you said you guys spent 18,000 on the other
08:24 12 one, but when they start to have a problem, just do
08:24 13 an overhaul on them, and it's not all of them
08:24 14 breaking down at the same time. The other --

08:24 15 MR. KATZ: No. We have inspectors come
08:24 16 out twice a year. We pay for this service, and
08:24 17 they literally inspect these elevators to make sure
08:25 18 they're safe. We get reports saying that they're
08:25 19 safe. They cannot guarantee that these kinds of
08:25 20 issues will -- you know, happen, but they guarantee
08:25 21 what they saw is safe.

08:25 22 MS. STESSMAN: Okay. Next thing was --
08:25 23 and I asked about it a couple years ago only
08:25 24 because the elevators got stuck and some people got
08:25 25 stuck in them.

08:25 1 MR. KATZ: Yeah.

08:25 2 MS. STESSMAN: -- about possibly having a

08:25 3 phone/landline to our fire department, and I was

08:25 4 told, "Oh. It's too expensive." I mean, that was

08:25 5 probably about four years ago that I asked that

08:25 6 question. It wasn't you guys on the board, so --

08:25 7 just previous --

08:25 8 MR. KATZ: Yeah, we have --

08:25 9 MS. STESSMAN: -- but --

08:25 10 MR. KATZ: No. We've -- we've definitely

08:25 11 talked about that, but we never really got very far

08:25 12 with that to see if that's an option or not.

08:25 13 MS. STESSMAN: Okay. Or is there

08:25 14 something that we can --

08:25 15 UNIDENTIFIED SPEAKER: But everyone

08:25 16 carries their cell phone.

08:25 17 MR. KATZ: Something that we can do about

08:25 18 it.

08:25 19 MS. STESSMAN: Well, depending on --

08:25 20 depending on what elevator you're in --

08:25 21 MS. OTIENO: Where and what time. Yeah.

08:25 22 MS. STESSMAN: -- your cell phone doesn't

08:25 23 always work --

08:25 24 MS. OTIENO: That's true.

08:25 25 UNIDENTIFIED SPEAKER: Yup.

08:25 1 MS. STESSMAN: -- so --

08:25 2 MS. OTIENO: That's a safety feature.

08:25 3 UNIDENTIFIED SPEAKER: Okay.

08:25 4 MS. STESSMAN: Thanks.

08:25 5 MR. KATZ: Thank you.

08:25 6 UNIDENTIFIED SPEAKER: You're right. It

08:26 7 doesn't always work.

08:26 8 MS. OTIENO: Yeah.

08:26 9 MR. KATZ: How are we doing on the -- any

08:26 10 other questions? Let me just check --

08:26 11 MR. AUSMAN: I have a quick question if I

08:26 12 might. 2260, Unit 231. Kraig Ausman. I had to

08:26 13 have an air conditioning repaired, and the repair

08:26 14 man indicated that the unit was very old and I may

08:26 15 not be able to continue repairing it. I don't know

08:26 16 if there's anything we can do because I imagine I'm

08:26 17 not the only one with an old air conditioner.

08:26 18 You're talking about them having to be removed and

08:26 19 so on, but if we would buy a lot of air

08:26 20 conditioners to bring the price down. I don't know

08:26 21 if anybody else had the same problem; I -- I really

08:26 22 couldn't use it to cool off this year, so possibly

08:26 23 look into group purchases. I don't know if people

08:26 24 want to sign up for replacements.

08:26 25 MR. KATZ: Yeah, we -- we tried that and

08:26 1 it didn't work real well because people felt like
08:26 2 they were being forced to replace units and they
08:27 3 didn't feel they should be replacing them. They
08:27 4 didn't like the fact that people were making them
08:27 5 do it, even though that wasn't the intent. Since
08:27 6 all of the units are owned by the individual unit
08:27 7 owners, that's a tough -- that's a tough thing to
08:27 8 do to get kind of a consensus as majority.

08:27 9 MR. AUSMAN: Well, not everybody, but I
08:27 10 mean, if five or six people can bring the price
08:27 11 down.

08:27 12 MR. KATZ: What -- what I would suggest
08:27 13 is that if you have a situation like that talk to
08:27 14 your building rep and maybe the building rep can
08:27 15 make some inquiries as to other -- if other people
08:27 16 are in the same situation, then you might have some
08:27 17 buying power to go ahead and approach these -- you
08:27 18 know, the sellers and see what we can do.

08:27 19 MR. HURWITZ: Jeff, could you leave
08:27 20 messages on the website?

08:27 21 (Discussion off the record.)

08:27 22 MR. KATZ: You know, that's a good point.
08:27 23 We -- we have a website, you know? So messages on
08:27 24 the website -- are -- are people checking the
08:27 25 website once in a while? We -- we have a --

08:27 1 UNIDENTIFIED SPEAKER: I didn't know we
08:27 2 had one.

08:27 3 UNIDENTIFIED SPEAKER: Yeah.

08:27 4 MR. KATZ: I see a few hands. But we do
08:28 5 have a website now and that's a perfect thing to
08:28 6 say, "Look, I have an air conditioner that we may
08:28 7 need to replace. Does anybody have a similar
08:28 8 situation? Give me a call and let's see what we
08:28 9 can do." That's a great idea --

08:28 10 MS. OTIENO: Sure.

08:28 11 MR. KATZ: -- to use the website. Yes.

08:28 12 MS. SZWAJDER: I think that a newsletter
08:28 13 might be able to provide that.

08:28 14 MR. KATZ: Yeah. We've kind of dropped
08:28 15 the ball moving on with the newsletters. You know,
08:28 16 they used to come out about every quarter, and we
08:28 17 haven't had one probably --

08:28 18 MS. OTINEO: We can welcome them back.

08:28 19 MR. KATZ: -- probably six months or
08:28 20 more.

08:28 21 UNIDENTIFIED SPEAKER: What is the
08:28 22 website? What's the address?

08:28 23 MR. KATZ: Manchester --

08:28 24 MS. HAZELWOOD: Is it .net?

08:28 25 UNIDENTIFIED SPEAKER: I believe it's --

08:28 1 MS. OTIENO: I think you can just Google
08:28 2 "Manchester Village."

08:28 3 UNIDENTIFIED SPEAKER: --
08:28 4 Manchestervillagecondos.com.

08:28 5 MR. KATZ: Thank you.
08:28 6 Manchestervillagecondos.com.

08:28 7 MS. EARLE: Is -- is that a secure
08:28 8 website, though? Because if it's not, you really
08:28 9 don't want people out in public to under- --

08:28 10 MR. KATZ: No, that's -- yeah, I think
08:28 11 the -- yeah, the part that -- where you mention
08:28 12 that is -- is secure, just for internal.

08:28 13 MS. EARLE: Okay.

08:28 14 MR. HURWITZ: I think if there's -- if
08:28 15 there's an "S" after the "http" it's --

08:28 16 UNIDENTIFIED SPEAKER: There's an "S" at
08:29 17 the end; Manchestervillagecondos.

08:29 18 MR. HURWITZ: No, no. I mean, at the
08:29 19 beginning --

08:29 20 MR. KATZ: Let's check and see how --

08:29 21 MR. HURWITZ: -- see if there's an "S."

08:29 22 MS. OTIENO: Yeah.

08:29 23 MR. KATZ: -- we're doing on the ballots.
08:29 24 (Discussion off the record.)

08:29 25 MR. GRODSKY: Jeff, I think they're done.

08:29 1 They're coming in a minute.

08:29 2 MR. KATZ: Okay. They'll be here in a
08:29 3 minute. Please help yourself to some -- there's
08:29 4 coffee and there's water and there's a few snacks
08:29 5 there. Help yourself. It won't be long and we'll
08:29 6 have the results of the election.

08:30 7 (Discussion off the record.)

08:32 8 MR. KATZ: All right. Can I have your
08:33 9 attention, please? We have the totals. And the
08:33 10 board members chosen in no particular order, the
08:33 11 four highest vote-getters, Jim Hurwitz.

08:33 12 MR. HURWITZ: Thank you.

08:33 13 MR. KATZ: Wilkistar Otieno.

08:33 14 MS. OTIENO: Thank you.

08:33 15 MR. KATZ: Steve Marcus. Bob Linke.

08:33 16 UNIDENTIFIED SPEAKER: Linke. Linke.

08:33 17 MR. LINKE: Linke.

08:33 18 UNIDENTIFIED SPEAKER: Forget the "E."

08:33 19 MR. KATZ: Linke?

08:33 20 MR. HURWITZ: Yeah.

08:33 21 MR. KATZ: Oh, forgive me, Bob. I'll
08:33 22 learn. I'll learn. Bob Linke. So those are the
08:33 23 four, so I'd like to ask you all to just meet for a
08:33 24 few minutes before you leave and thank you so much,
08:33 25 everybody. If we have no other business or

08:33 1 questions, can we have a motion here to close the
08:33 2 meeting? So moved. The second.

08:33 3 AUDIENCE: Aye.

08:33 4 MR. KATZ: Thank you. Thank you very,
08:33 5 very much for everything.

6 (Proceedings concluded at 8:33 p.m.)

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1 STATE OF WISCONSIN)
2) SS:
3 COUNTY OF MILWAUKEE)
4

5 I, TIFFANY DE BRUIN, a Registered
6 Professional Reporter and Notary Public in and for the
7 State of Wisconsin, do hereby certify that the above
8 deposition of MANCHESTER VILLAGE ANNUAL MEETING was
9 recorded by me on September 12, 2018, and reduced to
10 writing under my personal direction.

11 I further certify that I am not a
12 relative or employee or attorney or counsel of any of
13 the parties, or a relative or employee of such attorney
14 or counsel, or financially interested directly or
15 indirectly in this action.

16 In witness whereof I have hereunder set
17 my hand and affixed my seal of office at Milwaukee,
18 Wisconsin, this 21st day of September, 2018.
19
20

21 _____
22 Notary Public
23 In and for the State of Wisconsin
24

25 My Commission Expires: June 2, 2022.

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