

**2560 Corporation Board Meeting
January 12, 2009**

Roll Call: Present: Ann Smolander, Ed Farrell, Shirley Welsh, Jim Oldani,
Helen Wildermuth

Absent: Bob Witkop, Mary Mascillino

Guests: Ann Marshall, Lillian and Frank Strauch, Jan Oldani, Bob Rensi,
Wayne Welsh, Bob Zagray

Quorum was established. Meeting was called to order at 10:05 a.m. by President Jim Oldani.

Secretary's Report: Minutes of the last Board Meeting was read. Motion made by Ed Farrell that we accept the minutes as read. Motion was seconded by Ann Smolander. Motion carried.

Treasurer's Report: Ed Farrell reported for Bob Witkop that as of 12/31/08 we were \$153.04 over budget for 2008. Ed passed out copies of the report for the board members and guests to review. Helen Wildermuth made a motion that we accept the treasurer's report, seconded by Ed Farrell. Motion carried.

Old Business:

*President Oldani suggested, since Mary Mascillino is the "keeper of the apartment keys", that two additional people have a key to her apartment so they could get into another stockholder's apartment in case of an emergency, if Mary wasn't home,. Shirley Welsh offered to ask Mary if she would be open to having additional keys made. Ann Marshall, Shirley Welsh, and Helen Wildermuth will have an extra key to Mary's apartment if Mary agrees.

*Bike Racks have been installed for the use of the stockholder's bicycles.

Ed Farrell motioned that no longer will bicycles be stored in the storage shed, and at the end of the season all bike racks will be stored in 2560's storage shed. Helen Wildermuth seconded and the motion was carried.

*Insurance - Ed Farrell reported that Bob Rensi checked into insurance for co-op owners with *Universal Property and Casualty Insurance Company*. Some of our stockholders are interested in obtaining insurance that covers the inside of the apartments, including hurricane protection.

*Cable TV Contract - Our cable contract with ComCast expires January 21 of this year and Ed Farrell and Jim Oldani are looking into several options. Perhaps instead of a building contract we might prefer individual contracts if they are cheaper, or even other providers. They will report back next month.

*The Budget for 2009 is still being worked on. It will be ready for approval at the next meeting 2/9/09, and then sent out to all stockholders.

*Change to One Corporation - a new committee will start working on it, and HGI has agreed to go to the next step to continue the research.

*Termites - After checking into the cost for handling this service, for which we do not currently have a problem, the board has decided that all the stockholders in 2560 should just be on the alert

for flying termites and report any findings to a board officer.

*Smoke Detectors - stockholders should make sure the green light is on in their apartment smoke detectors. If not on, change the battery, and if that doesn't work, take it in to Home Depot and replace it with a compatible model.

*Soil for flower pots will be coming tomorrow. Three clay pots need to be replaced with three plastic pots.

*House Rules - Ed Farrell and Bob Rensi will look into combining our existing house rules and corporation rules. Stockholders must approve the rules we live by by 2/3rd vote, and then the rules must be registered. This item will be placed on the agenda for our annual meeting in March. A motion was made by Ed Farrell, Shirley Welsh seconded it, and the motion was carried.

Other Business:

*A request was made by a board member to investigate if stockholders are possibly renting or leasing out their apartments and if some of the "guests" are staying for longer than the two week limit which is stated in our lease.

*The secretary of the HGI Women's Club requested a list of names and addresses of our stockholders so she could send out cards etc. Due to privacy laws, the board decided to wait on that request and put it on the agenda and have the stockholders vote on this item at the annual meeting.

* Jim Oldani received a letter from Preston Manchester's son James Manchester, requesting that his name be put on the stock certificate, and would like all corporation mail to be sent to him. Jim called back requesting a registered letter from him with this information.

*Frank Strauch asked for advanced reservations for the Italian Party as he is in charge of seating arrangements and wanted to arrange for all from our building to sit together.

*Ed Farrell reported that one copy of the "The Garden's News" will be placed in the laundry room of each building, to be shared by the stockholders, due to the shortage of money in the Men's Club.

Since there was no further business Jim Oldani asked for a motion to adjourn. Ed Farrell made the motion which was seconded by Ann Smolander. Motioned carried. Meeting was adjourned at 11:05.

Respectfully submitted

Shirley Welsh
Secretary