

MACASSAR GARDENS  
CONDOMINIUM ASSOCIATION  
BOARD MEETING

The Board Meeting was on Monday, August 15, 2011 at 7:00 p.m. at unit 301. Board members Barb Lenkner, Janet Smyczek, John Dettlinger, Tracy Dettlinger, and Lynn Jones were present. Rebecca Wolf of unit 371 was also present at the meeting. Barb Lenkner made the motion to accept the minutes from June 27, 2011. Lynn Jones seconded the motion. All Board Members were in favor of the motion.

**REMINDERS:**

The new condominium fee is \$102.00 effective May 1, 2011.

Please keep your dogs on leashes and do not allow them to run loose. Several units have complained about the dogs running loose. Call animal control for the Baldwin Borough. Borough code limit's the number of pets to five.

**Please make every attempt to become current in your condominium fees.** The attorney fees are expensive but are necessary to collect fees that are due the association. Please contact John Dettlinger at 412-983-4652 for questions or to make payment arrangements. Units who ignore the letters from the attorneys will have further action taken against them.

**All minors and guests of units must be supervised at all times by either the unit owner or the renter of the unit. Neighbor disputes, problem with children and dogs is not a board problem call 911.**

**NEW BUSINESS:**

The Association with the help of Karen Munster is creating a website. The website is [MACASSARCONDO.ORG](http://MACASSARCONDO.ORG). Starting by September minutes will be available on the website or by email. The mailing of minutes will be discontinued in September. If you still want your minutes mailed to you contact Barb Lenkner at 301 Macassar Drive. Email addresses can be sent along with your condominium payment.

Gutter cleaning were cleaned in July.

L&M Lawncare sprayed the lawns on August 15, 2011.

The Board of Directors is looking into updating a few of the by-laws for the Association. Additional information will follow.

Work was completed at unit 379 by Baker waterproofing at a cost of \$1580.00.

**OLD BUSINESS:**

The annual walk around was conducted on Sunday, June 12 at 6:00p.m. Work must be completed by September 30, 2011.

Weeding at all units is to continue all year long for the flower beds, under decks, and additional parking spaces.

**TREASURER'S REPORT as of August 14, 2011:**

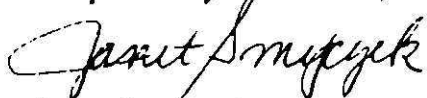
The Treasurer's report is enclosed with the minutes.

Barb Lenkner made the motion to accept the Treasurer's report. Janet Smyczek seconded the motion. All Board Members were in favor of the motion.

The Board meeting is scheduled for September 10, 2011 at 7:00 p.m. at unit 367.

The meeting was adjourned at 8:10 p.m. Barb Lenkner made the motion to adjourn. Janet Smyczek seconded the motion. All Board Members were in favor of the motion.

Respectfully submitted,



Janet Smyczek  
Recording Secretary

## MGCA TREASURER REPORT

### CHECKING

<b>Ending Balance (6/26/11)</b>	<b>\$ 21,862.26</b>
(+) Deposits	6,064.00
(-) Payments	(22,846.04)
(+/-) Transfers	
	<hr/>
<b>Ending Balance (8/14/11)</b>	<b><u>\$ 5,080.22</u></b>

### PAYMENTS

1013 Mincin Landscaping	\$ (2,140.00)
1014 Pat McGrail LLC	(1,787.02)
1015 John (repair stack 377/379)	(700.00)
1016 J Dettlinger (Southside Plumbing)	(185.00)
1017 R & R Masonary	(9,000.00)
1018 Mincin Landscaping	(856.00)
1019 Travelers Insurance	(2,232.75)
1020 Gillece	(5,555.27)
1021 Pat McGrail LLC	(390.00)
<b>Total Payments</b>	<b><u>\$(22,846.04)</u></b>

### SAVINGS

<b>Ending Balance (6/26/11)</b>	<b>\$ 13,267.62</b>
(+) Deposits	
(-) Payments	
(+/-) Transfers	
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<b>Ending Balance (8/14/11)</b>	<b><u>\$ 13,267.62</u></b>