

# DAYTON TOWERS CORPORATION

## BOD Meeting

Feb. 21, 2023

Unapproved

The meeting was called to order by President, T. Kerr at 7:00 P.M.

**Present** — T. Kerr – R. Roberts – W. Drgan – K. Ultsh – J. Rogastky – K. Sloan-Payne

W. Harkins – L. Rhyne – M. Del-Vecchio – K. Dunn – K. McCarthy – J. Biscaino

**Absent** – E. McManus – P. Budney – C. Quinton

**Also Present** – K. Sandoval – C. Blair

### Shareholder Q& A-

- Present shareholders asked questions and voiced concerns.

**Minutes** – Motion was made by L. Rhyne and seconded by K. Dunn to accept the Jan. 17, 2023 board meeting minutes.

### Treasurer's Report – Treasurer, W. Drgan

- Gave balances of Community Fund, checking, savings, and rental accounts.
- Researching the best rates for CD's for our accounts.

### Presidents Report – President, T. Kerr

- Announced HPD's approval to allow an increase in amenity charges.
- Addressed the need to have more people join the pool.

### Committee Report-

- **Maintenance/Security Committee** - R. Hickey is the Chairperson and secretary position is still open for anyone who would like to volunteer.
- **Pool Committee** - Janet Rogastky, BOD  
- P. Harvey is the Chairperson and S. McGovern is secretary.

### Managers' Report - K. Sandoval, Metro Manager

- 7400/7600 scaffolding has been erected.

### General Discussion-

- Pool revenue last year breakdown is \$80k for the west pool and \$66k for the east pools. East pool breakdown is 7600- \$27K and 8000-\$39K.

### Correspondence – L. Rhyne, Corresponding Secretary

- 3 Correspondences were read and addressed.

### New Business-

A motion was made by W. Drgan and seconded by R. Roberts to accept the email vote regarding the DTC amenity increases.

J. Biscaino	— Yes	W. Harkins	— Yes	R. Roberts	— Yes
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— Yes
M. Del-Vecchio	— Yes	E. McManus	— Absent	K. Sloan-Payne	— Yes
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Yes
K. Dunn	— Yes	L. Rhyne	— Yes	T. Kerr (if needed)	

**Vote: Yes – 11 No –0 Abstention–0**

**Motion passed**

A motion was made by J. Biscaino and seconded by K. Dunn to accept DBI Industries landscaping proposal for 2023.

J. Biscaino	— Yes	W. Harkins	— Yes	R. Roberts	— Yes
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— Yes
M. Del-Vecchio	— Yes	E. McManus	— Absent	K. Sloan-Payne	— Yes
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Yes
K. Dunn	— Yes	L. Rhyne	— Yes	T. Kerr (if needed)	

**Vote: Yes – 11 No –0 Abstention–0**

**Motion passed**

A motion was made by W. Drgan and seconded by J. Biscaino to accept the resolution to release \$442,527.00 from the Dayton Towers Double Equity Reserve Account to the Dayton Towers Operating Account for various capital improvements, including sidewalk repairs, elevator repairs, laundry room sprinkles, façade repairs, and pool repairs.

J. Biscaino	— Yes	W. Harkins	— Yes	R. Roberts	— Yes
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— Yes
M. Del-Vecchio	— Yes	E. McManus	— Absent	K. Sloan-Payne	— Yes
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Yes
K. Dunn	— Yes	L. Rhyne	— Yes	T. Kerr (if needed)	

**Vote: Yes – 11 No –0 Abstention–0**

**Motion passed**

A motion was made by J. Biscaino and seconded by W. Drgan to accept Bluecrest’s proposal for managing the DTC 2023 pool season.

J. Biscaino	— Yes	W. Harkins	— Yes	R. Roberts	— Yes
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— No
M. Del-Vecchio	— Yes	E. McManus	— Absent	K. Sloan-Payne	— Abstain
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Yes
K. Dunn	— No	L. Rhyne	— Yes	T. Kerr (if needed)	

**Vote: Yes – 8 No –2 Abstention–1**

**Motion passed**

A motion was made by W. Drgan and seconded by J. Rogastky to increase the daily pool pass from \$10 to \$12.

J. Biscaino	— No	W. Harkins	— Yes	R. Roberts	— No
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— Yes
M. Del-Vecchio	— No	E. McManus	— Absent	K. Sloan-Payne	— No
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Abstain
K. Dunn	— No	L. Rhyne	— Yes	T. Kerr (if needed)	— Yes

**Vote: Yes – 6 No –5 Abstention–1**

**Motion passed**

A motion was made by M. Del-Vecchio and seconded by W. Harkins to start a Working Persons weekend pool membership starting on Friday after 5pm ending 8pm Sunday at the set price of \$175.

J. Biscaino	— Yes	W. Harkins	— Yes	R. Roberts	— Abstain
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— Yes
M. Del-Vecchio	— Yes	E. McManus	— Absent	K. Sloan-Payne	— Yes
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Yes
K. Dunn	— Yes	L. Rhyne	— Yes	T. Kerr (if needed)	

**Vote: Yes – 10 No –0 Abstention–1**

**Motion passed**

A motion was made by W. Drgan and seconded by K. Dunn to increase the remaining pool memberships by 5%.

J. Biscaino	— Yes	W. Harkins	— Yes	R. Roberts	— Yes
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— Yes
M. Del-Vecchio	— Abstain	E. McManus	— Absent	K. Sloan-Payne	— Yes
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Yes
K. Dunn	— Yes	L. Rhyne	— Yes	T. Kerr (if needed)	

**Vote: Yes – 10 No –0 Abstention–1**

**Motion passed**

A motion was made by W. Drgan and seconded by R. Roberts to postpone the voting for the Pool Committee motions.

J. Biscaino	— Yes	W. Harkins	— Yes	R. Roberts	— Yes
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— Yes
M. Del-Vecchio	— Yes	E. McManus	— Absent	K. Sloan-Payne	— Yes
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Yes
K. Dunn	— Yes	L. Rhyne	— Yes	T. Kerr (if needed)	

**Vote: Yes – 11 No –0 Abstention–0**

**Motion passed**

A motion was made by W. Drgan and seconded by J. Biscaino to accept Merritt Engineering's proposal for Local Law 11 proposal.

J. Biscaino	— Yes	W. Harkins	— Yes	R. Roberts	— Yes
P. Budney	— Absent	K. McCarthy	— Yes	J. Rogastky	— Yes
M. Del-Vecchio	— Yes	E. McManus	— Absent	K. Sloan-Payne	— Yes
W. Drgan	— Yes	C. Quinton	— Absent	K. Ultsh	— Yes
K. Dunn	— Yes	L. Rhyne	— Yes	T. Kerr (if needed)	

**Vote: Yes – 11 No –0 Abstention–0**

**Motion passed**

A motion was made by K. Sloan-Payne and seconded by R. Roberts to adjourn the meeting at 10:24 p.m. – all in favor.

Respectfully submitted,

Kristi Ultsh - Recording Secretary

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