

## **BOARD MEETING**

**11-8-18**

### **ATTENDEES**

Board: Tony, Serap, Jane, Kristin, Carolann,

Management: Kat, sara, Graf

Homeowners: Samantha Hoffman, Brian Connolly

### **Homeowner's Meeting to Discuss the 2019 Budget**

- 2019 Budget: Milazzo claims a 2.5% budget increase.
- Q&A -- QUESTION: Why are you allowing the situation where unit owners are improperly subsidizing losses? Circuit court collections indicate that the board does not enforce until it reaches \$7K to \$8K. ANSWER: Sudler sends a letter after 45 days. We'll look into that.

### **Board of Directors Meeting**

#### **PRIOR MEETING MINUTES**

- October 11, 2018 Closed Session APPROVED
- October 11, 2018 Open Session APPROVED

#### **TREASURER'S REPORT—Jane Santogrossi**

For 2018 we budgeted \$4 million of income and \$3.1 million of expense, leaving about \$950,000 for reserve spending and overages.

The figures I'm about to provide ignore an August accounting reclassification of \$99,475 that was neutral to net income in total. In addition, the 2017 Audit was finalized and sent some expenses back to 2017; that is reflected.

Through October 31 we are tracking right at our revenue budget and 5% favorable in expenses. Our largest favorable variances are in utilities and contract services, the latter partly due to timing. Our largest notable unfavorable variance is legal fees attributed to Brian Connolly, which totaled \$61,000 through 10 months. This is lower than I mentioned last month because the Auditors reclassified \$20,000 in 2018 payments as 2017 expenses. The full \$81,000 was spent, however.

We have now made all 10 of our normal monthly contributions to reserves totaling \$812,500. We had postponed two of them to prepay certain expenses but caught up. Cash reserves are currently \$1,189,000. Reserve expenses so far this year total \$167,000 for the pool liner, concrete repairs and roof anchors. We have not received invoices yet for interior concrete repairs in 5 units expected to be about \$390,000, and the boiler project is underway as well, budgeted at \$235,000.

### **MANAGEMENT REPORT— Sara Rudnik, Property Manager**

- 22.1 Disclosure APPROVED
- Altoff finishing the boiler piping. Then they will do the electrical phase.
- New panel on the front canopy on order. Broken one removed.
- Holiday decorations will go up next week.
- Window washing in progress. Considering other service providers. Sudler recommends Corp Cleaning which would be a 105 increase in cost.
- Looking into our legal responsibilities for the shared garage pipe heating expense

### **NEW BUSINESS & Any Other Business That May Come Before the Board**

- Office IT support contract \$785.mo. APPROVED
- 2019 Budget APPROVED
- Line of Credit. "Nice to have." APPROVED

### **HOMEOWNER Q&A**

- Are there any plans to settle the Boucher suit? ANSWER: Not going to discuss ongoing litigation.
- What happened to the October taco party? ANSWER: Maybe next year.
- What the status of the new website? ANSWER: Imminent.