

BOARD MEETING

2/15/19 at 12:30 pm (delayed until 1pm because of phone conference with elevator consultant)

ATTENDEES

Board Members: Present Susan, Carolann, Tony, Serap. And by phone Jane and Kristin

Management: Sara Rudnik, Bob Graf

Homeowner: Brian Connolly

PRELIMINARIES

- APPROVED: Modification of the meeting agenda to nix the Treasurer's Report for this month
- APPROVED: Open and Closed Meeting Minutes for January 10, 2019

MANAGEMENT REPORT - Sara Rudnik

- Next board meeting schedule for March 14
- 2018 Audit currently being prepared
- The Annual Meeting is scheduled for April 18
- Concrete Facade Project will begin end of March or beginning of April (trying to schedule it so as not to impact the pool season)
- Canopy glass repair is schedule for week of March 4
- Boiler materials (valves, etc.) on order
- Still working on coordinating construction of a sound barrier for North Deck (per Carolann, "it's been a year")
- Elevator 6 repair target completion is the end of next week. City inspection tentatively schedule 2/27
- New office help Jonathan to start March 1
- APPROVED the 22.1 Disclosure Statement

NEW BUSINESS & AND OTHER BUSINESS THAT MAY COME BEFORE THE BOARD

- APPROVED: Window washing contract w/ Corporate Cleaning
- not to exceed \$7,925 resident windows, \$550 entrance canopy and \$720 for the Chestnut Room
- To clean the windows 3-4 times a year

HOMEOWNER QUESTIONS

Q: Why are we now not FHA approved? Does the board have plans to rectify that to allow for owner retirement planning?

A: Good idea and we are researching it. Nominal cost to apply. There seem to be pros and cons. Will bring it to a vote at the next meeting.

Q: Where are we in contributing our share of heating the garage?

A: Milazzo and the board claimed to know nothing about it. (Milazzo brought the matter up at the 11/8/18 Board Meeting.)

Q: How is it that Unit 53K is \$17753.86 behind in assessments (2019-M1-701571)?

A: Mostly legal fees. There was a payment plan, owner fell through, and there was a bounced check.