

Monthly Condo Meeting

February 19th, 2015

PRESENT:

ANDY HANKEN, PRES.; JAMES COWDEN, VP; LEO VILLANO, TREAS.; MARY JOANNIDIS, SEC.; DOUG WATSON, DIR.; JAMES RODGERS, DIR.; STEVEN RABASCO, DIRC.; JASON HOFFMAN, PROPERTY MANAGER

M & S AIR CONDITIONING:

MIKE

UNIT OWNERS PRESENT:

EVERETT ROBBINS, A-6 & F-16; GAIL MARRANDINO, F-10; ALAN SUTHERLAND, C-6;

MEETING OPENED AT 6:05 PM

FINANCIALS:

1. Jason recommended we send someone out to assess life of buildings & roof etc.
2. JR brought up 40-year inspection that has not been done. Jason will check this out
3. \$532K in assets & \$303K in reserves
4. Leo will research viability in transferring two accounts we presently have with American Bank and transfer to Central Bank for a total of \$41K
5. Center Bank is at their new location at Commercial and Federal Highway

M & S AIR CONDITIONING: Discussion re: a/c units on "A" building: all units will be checked to make sure they are working properly before work commences; stands are good for proper placement; gooseneck and copper lines to be replaced; 90-day work warranty;

Steve motioned to accept M & S; JR seconded; Board approved

Andy motioned that we accept last month's minutes; Leo seconded; Board approved

LEGALS:

1. Delinquent list went down quite a bit
2. C-11: bank auction on 2/26 then two month's on open market
3. F-4: need to determine what options are available for this unit
4. C-9 is listed with Steven Valency, our lawyer
5. C-4: to be forwarded to Valency...Jason will follow up
6. K-5: in arrears with maintenance..have a renter..need to get a letter to renter to start paying Association directly...Jason to follow up
7. K-8 already received letter from Valency
8. Five units are presently paying back due maintenance and Valency will follow up with remaining two units
9. Jason sent letter to E-3 concerning illegal renting of this unit
10. Pressure clean front fence by trash container (south east corner of property) Leo will look into this
11. Andy will provide list to Leo re: units to shocvac a/c pipes from outside of building
12. All board members will be provided copies of violation letters & ticket books
13. K-9 needs to be sent a letter to replace window..Jason to follow up
14. J-9 storing table top on patio...letter to be sent..Mary will follow up
15. A-4 window screen ready to fall out..letter to be sent...Mary will follow up
16. E-16 kitchen window screen needs to be replaced...Mary will follow up
17. Sidewalks, catwalks , stairwells & courtyard to begin painting. Notices will go up
18. Resealing of parking lot project will be taken over by Steve & JR..Jason will send proposals
19. American Eagle Fencing provided quote to replace tennis court front fence. We have money left over from insurance company. Steven will follow up to have this completed

NEW BUSINESS:

1. Daniel, owner A-9, will get new proposal from a new landscaping company and invite them and our present landscapers to go over those proposals & do a walk around property
2. New Treadmill \$1200..Board all approved
3. All notices posted should have dates on them
4. All notices should also be posted by mailboxes
5. Mary will get new sign for tennis court displaying court hours
6. Doug will order new set of balls for pool table...one is missing at present

MEETING ADJOURNED AT 8:20 pm