

## **Scopello Condominium Association, Inc.**

### **Board of Director's Meeting**

**January 4, 2020**

Raymond Springer called the meeting to order at 9:30 AM.

**Roll Call:** Present was Ray Springer, Denise Moncur, Barry Eagle, Charles Campbell and George Skaperdas. As such, a quorum was declared, and the meeting proceeded. Guests included Mary Salvatore, Phyllis Eagle. Patricia Pappas, Gina Kresge and Joe Geraghty.

#### **Proof of Notice:**

Raymond Springer posted a Notice of Meeting on the Foyer Bulletin Board and sent an email to all owners that included the Notice. All concurred with the timing of the Notice. A conference eline phone number was also emailed to all unit owners.

#### **Reading of last meeting minutes:**

A reading of the minutes of the prior meeting was offered and waived by the directors.

#### **Election/Introduction of Officers**

It was noted that Raymond Springer would like to step down from his duties as President and Treasurer. Denise Moncur would like to be considered for a different position other than Secretary. Since none of the other board members were willing to take over those positions, it was suggested we keep the existing officers in place and research a management company. Barry Eagle put forth a motion to keep officers as they are and research a full service/or even piece-meal management company, Charles Campbell seconded the motion, all were in favor. Denise Moncur will research prices, duties covered with and without pool service and ask for detailed options and pricing.

#### **New Business**

##### **Roof Rainwater Drain Pipes**

A letter has been emailed to all unit owners explaining the placement of rainwater roof drains that run through 12 roof drains inside the walls of all units. The letter stated that if you happen to drill a hole or drive a nail in that wall you may penetrate the 4 inch PVC drain. Apparently, the former owner of 303 did such, and when the new owners moved in and we had a big rainfall, there was water coming from that drainpipe causing significant damage to their unit and 203 below. Architectural drawings and warnings weren't sent out to enlighten owners of this situation. Several board members checked units for water damage and Ray and Denise marked most of the units with tape, showing where these drain pipes are located. Presently, the damage is being assessed in both units for clean up/repair and costs/fault is being investigated with owner's insurance company(s).

##### **Musty smell/moisture on second/third floors**

#### **Action Plan:**

It was agreed upon by the board to pay for the following:

1. Hurricane Shutters on second and third floor need to be flashed/sealed by Jeff W
2. Hire Sleuth to check walls and area for moisture
3. Have corridor AC checked for moisture/efficiency
4. Wallboard/baseboard all damage to be fixed, painted, question about carpeting.

There was a motion and a second to adjourn the meeting. All agreed and the meeting was adjourned at 12:51 pm

Submitted by Denise Moncur, Secretary