

Board Meeting Minutes August 18th 2021

1. President Kim Baker called the meeting to order at 7:00pm
2. Bob Hum called Roll: Board Members present were Kim Baker, Robert Hum, Maurice Berube. Judith Storelli and Joseph Navarro were absent.
3. Kim Baker stated the meeting notice was properly posted on the bulletin board 48 hours prior to meeting
4. Robert Hum made a motion to approve the minutes from the June 9th 2021 Board Meeting, motion was seconded by Kim Baker, all in favor motion carried.
5. Officer Reports- none
6. Committee reports- none
7. Old Business:
 - a. Property Manager gave update on units in collections and foreclosure and units that paid in full since previous meeting
 - b. Property Manager spoke regarding landscaping updates: all drains have been uncovered, last load of mulch on order, waiting on the rest of the order of rocks to be delivered. Irrigation system still down and needs extensive repairs, we are getting prices to fix the irrigation system in phases based on priority
 - c. Property Manager gave update on maintenance: all roof and atrium drains have been located, cleaned, repaired/replaced and are all functioning properly. Contractor replaced drains on 10, 12, 15, and 3 which were broken underground. Storm drains have been cleaned from the parking lot end. Currently pressure washing and painting (other than stairs, stair paint is on back order). Bats nest building 7 was professionally removed as well as a large bee hive Building 14. Atriums in need or repair have been completed: 29, 44, 4, 9.
 - d. Property Manager discussed open insurance claims and the status of each, see attached
8. New Business:
 - a. Kim Baker made a motion to sealcoat the parking lot for \$49k to preserve the paving warranty. Motions seconded by Robert Hum. All in favor motion carried. Work to be done in September
 - b. President Kim Baker spoke regarding notifying owners that if their property is rented out, they forfeit their rights to use the amenities to their tenants.
9. Kim Baker made a motion to adjourn the meeting at 806 pm. Motion seconded by Robert Hum, all in favor motion carried.

Minutes submitted by Property Manager China Benson on behalf of Robert Hum