

Board of Directors Minutes – August 8, 2022

Call to Order

The regular meeting was called to order at 7:00 pm by Lee Reiff, President of the Board of Directors (BOD).

Roll Call

A roll call of BOD members was called by Lee Reiff, President. Present were Janice Cepulionis, Secretary; Donna Balta, Treasurer; and Harry Young, Director. Sandy Dittman was present, representing Managing Agent – SP Management.

Minutes

The minutes of the May 9, 1922 were read by the Secretary. Harry Young motioned to accept the minutes and Donna Balta seconded the motion. Motion was passed to accept the minutes.

Financial Report

Donna Balta presented, and the Board accepted the Financial Report as of August 8, 2022 showing the assets of the Association as:

CIT Bank – Operation Account	19,657.39
CIT Bank – Money Market	182,904.67
CIT Bank – C.D.	19,876.76
Total Assets	\$222,438.82

Old Business

- A. Hallway cleaning – Our new cleaning person is doing well. There were two small complaints that were handled immediately.
- B. New mats for the front entrances are on hold.
- C. Back heater for bldg. 7716 – Sandy Dittman will take care of before winter.

New Business

- A. Brookside Place will be loaning us their Lift for one day to check out problems we may have on our upper floors. They will check cleaning the peaks which show signs of dirt or mold, broken shutters, leaking windows and will check gutters and the roof for any problem and make repairs. Inform the Board if you know of any problems on the outside of the upper floors.
- B. New carpeting is under consideration for the common areas possibly next year for building 7728 or 7710. All carpets will be cleaned next Spring.
- C. Dryer vent cleaning was discussed. Third and fourth floors will be done in August and first and second floors in September.
- D. Garage door in 7710, very noisy. Needs grease or oil. We will get someone out to look at it.
- E. Painting of railings and dryer vent cleaning was discussed. Everyone would hire their own painter. A special color is required.

Adjournment

There being no further business of the Board of Directors, Harry motioned to adjourn the meeting and Donna seconded. The meeting adjourned at 7:30 p.m.

SPECIAL MEETING – LANDSCAPING

At the conclusion of the regular meeting the floor was opened to discuss the improvement of the landscaping and the amount of the special assessment, which is \$282.00 per unit. A few owners were upset there was no prior meeting to discuss the special assessment.

Lee explained that the black rubber trim around the landscaping areas had been replaced with red brick bullet edging at a cost of \$18,000.00. We did request four bids for the project, but only two actually replied. It seems many businesses are still shorthanded.

Some owners thought the money should have been spent for roofing, flooding repair on first floor of 7710 or repair of hole in the wall on second floor. A majority of the owners appreciated the new bullet edging. Many liked the improved curb appeal and gave suggestions for plantings for the new areas such as a small flowering tree or flowering bushes, which would add more color.

After more discussion Lee Reiff motioned to adjourn the special meeting and Donna Balta seconded. Meeting adjourned at 7:50 p.m.