

Condominium Board Meeting
November 9, 2024 9:00AM – 9:40AM
Minutes – Final

Call to Order (Ms. Nalley)

The meeting was called to order by Ms. Nalley at 9:00AM. Board members present were Mr. Lampert, Mr. Vargish, Ms. Spencer-Smith and Mr. Halliday.

Mrs. Bishop joined on Zoom.

Also in attendance were Mr. Mullinix and Ms. Linebaugh.

Attending in person was the Owner of unit#1304.

Owners on Zoom were from units #404, #1208, #1302, #1403, #1504, #1904 and #2202.

Minutes (Mrs. Bishop)

Motion: Mrs. Bishop presented the minutes from the October 19, 2024 Board meeting for the Boards approval. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Motion: Mrs. Bishop also requested approval for the October 9, 2024 Executive Session minutes. (Mrs. Bishop/ Mr. Vargish) Passed unanimously.

Treasurer's Report (Mr. Callahan)

Motion: Ms. Linebaugh presented the October 2024 Treasurer's Report for approval of the Board. (Ms. Linebaugh/ Ms. Spencer-Smith) Passed unanimously.

Ms. Linebaugh also reported that \$70,000 has not been paid in Special Assessments and she will be treating it the same as other late assessments.

Maintenance Manager's Report (Mr. Mullinix)

ETC

Mr. Mullinix updated the Board on the expected completion date of the project, they could possibly be done by the end of March 2025 and will start on the North side on 11-11-24. The Board discussed adding pictures of the progress on the facebook page or on the website.

Roof

The old roof was removed in 4 days and Mr. Mullinix spoke to FA Taylor about careful handling and replacement of the lighting rod. Picture updates may be added to the website or facebook page as things move forward.

Pool

Mr. Mullinix reviewed bids for pool services from Premier, Pool Tech and Pearl. He will gather more information from each of these companies for the Board to make a selection.

Leak Report

Mr. Mullinix said there has not been any response from the Owner of unit #705 and he will pursue this.

PROCOAT

Recertifications of Stack 2, 3 and the tower are estimated to start in Spring 2025.

Office Manager's Report (Ms. Linebaugh)

Parking

Ms. Linebaugh stated that parking changes have been going well during construction and the ramp under the pool deck is now closed. The dumpster ramp will be available to anyone with mobility issues, Ms. Linebaugh should be notified if anyone requires the use of this ramp.

Audit

All the documents have been loaded to Quick books and the Auditors plan to be on site the week of 11-11-24.

Committee Reports

Building Esthetics (Ms. Spencer-Smith)

Ms. Spencer-Smith said we are looking good.

Social (Ms. Spencer-Smith)

Ms. Spencer-Smith said there was not enough interest in a New Years Eve party but Owners may use the Chesapeake Room for their own parties. They will need to notify Ms. Linebaugh.

Security (Mr. Vargish)

Nothing at this time.

Bylaws/R&R (Mrs. Bishop)

Mrs. Bishop expressed concerns over how to include all possible violations and an appropriate fine schedule, she also questioned how it would be enforced. Ms. Nalley said Security will be consulted to provide more information on incidents.

Realty (Ms. Nalley)

Sold/For Sale

Ms. Nalley confirmed there are nine (9) units for sale in the building ranging in price from \$379,000 - \$589,000 and the market is slowing down.

Election (Ms. Nalley)

Three Open Positions

Ms. Nalley asked for volunteers from the Board to join the Election Committee.

Construction (Mr. Lampert)

There is nothing to add to Mr. Mullinix's report.

Communications (Mr. Halliday)

Modems

Mr. Halliday said some units continue to have modem connectivity issues. He will contact Mr. Danson for a formal service agreement.

Committee Report

The Communications Committee has determined the current cable options are with Comcast, Direct TV and Verizon (FIOS). Mr. Halliday said these other options have a high price tag.

Insurance (Mr. Callahan)

Mr. Callahan will be scheduling a renewal meeting with Deely Insurance.

New Business

None

Old Business

None

Reminders:

No Board Meeting in December

Next Board meeting – January 18th, 2025 – 9:00AM

Meeting was adjourned at 9:40am