

# VALLEY LO TOWERS I

## Board of Directors Meeting

June 27, 2013

Vice President Bob Viverito called a meeting of the Valley Lo Towers I Condominium Association to order at 7:03 PM. It was noted a quorum was present.

**Board Members Present** Bob Viverito, Vice President  
Adrian Gartner, Treasurer  
Anne Gardner, Secretary  
Florence Bubes, Director  
Rich Melford, Director

**Board Members Absent:** Joy Ferguson, President  
Connie Conway, Director

**Others Present:** Lee Flanagan, Braeside Condominium Mgmt.  
Homeowners

Mr. Flanagan addressed the Homeowners concerning the recent issue of Zbigniew Ziajors's leave for the funeral of his brother. He indicated there had been a miscommunication and the issue has been resolved.

### APPROVAL OF MINUTES

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the May 23, 2013 minutes pending submitted changes.

### PRESIDENT'S REPORT

Mr. Viverito informed the Homeowners that any issues or violations should be reported to the Braeside Management Company, not to a Board member. They were also asked not to call 911 for non-emergency issues.

### TREASURER'S REPORT

Ms. Gartner provided the Association's financial report for the period ending May 31, 2013.

Operating Account	\$208,902
Reserve Account Balance	734,104
Total In Accounts	943,006

Ms. Gartner reported that information on the results of the 2012 property tax appeal has been posted by the mailboxes. Invoices have been mailed to each homeowner for his/her share of the attorney's fee for successfully pursuing this appeal.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved contracting with Worsek & Vihon, LLP to appeal the assessed valuation of all Valley Lo Towers I Condominiums for real estate tax years 2013, 2014, and 2015.

### **MANAGEMENT REPORT**

Mr. Flanagan provided an update on the work completed the past month. Flowers at the front entrance were installed by Landscape Concepts Management, using larger 4½ inch pots adding approximately 1 additional month of plant maturity.

The 2020 elevators were returned to service today. The hydraulic fluid and cylinder seals will be replaced as part of a preventive maintenance plan.

Mr. Flanagan noted the exterior window painting work is expected to start mid-July, dependent on the weather. Evanston Awning will begin work on the awnings as painting work is being conducted.

Three bids were received for the gazebo roof repair.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved Smart Roofing to repair the gazebo roof at a cost of \$3,900. + 1257. = 5157-

Landscape Concept Management will begin landscape enhancements this week, including mulching work.

Three bids were received for the sewer pipe replacement project.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Pasquesi for the replacement of sanitary and storm sewers in the garages of the 2000 and 2020 buildings at a cost of \$151,768.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Pasquesi for the replacement of water shut-off valves in the garages of the 2000 and 2020 buildings for \$51,220.

### **OLD BUSINESS**

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board reaffirmed their approval for Unit 107 (2000 building) to install hard surface flooring.

### NEW BUSINESS

Ms. Gardner welcomed new homeowners, Tom and Ann Dare who moved in to 2000, #107.

Mr. Flanagan provided information about the community web site which is available through Braeside Management. Following discussion, the Board decided to initiate the Association website. Mr. Flanagan will issue temporary IDs and passwords to the Board. It was noted a Homeowner with appropriate word processing skills could update the website as applicable.

Based on the acoustical testing in one residence, a change in the requirement for hard surface flooring will be implemented in an effort to minimize transmission of sound between units. New engineered hardwood and laminate floors will require QEP Half Inch Natural Cork Underlayment, Product #72001, applied with adhesive glue.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the revised hard surface floor requirements for engineered hardwood and laminate floors to require QEP Half Inch Natural Cork Underlayment, Product #72001, to be applied with adhesive glue.

A copy of the new rule for the revised hard surface floor requirements will be sent to every Homeowner.

### ADJOURNMENT

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board adjourned at 8:50 PM.

*Minutes by Words Plus*