

VALLEY LO TOWERS I
Board of Directors Meeting
November 19, 2015

President Rich Melford called a meeting of the Valley Lo Towers to order at 7:15 PM at the Pool Community room. It was noted a quorum was present.

BOARD MEMBERS PRESENT: Rich Melford, President
Dixie Elwell, Treasurer
Mary Bielinski, Vice President
Margaret Brown, Secretary
Rochelle Schulman Director
Judy Bialek, Director (arrived late)

BOARD MEMBERS ABSENT: Marylyn Washburn, Director
ALSO PRESENT: Lee Flanagan, Braeside Management
Homeowners, List on file with Management

APPROVAL OF MINUTES

Motion: Upon motion Ms. Brown, seconded by Ms. Elwell, and unanimously carried, the Board approved the October 2015 minutes as submitted.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Schulman and unanimously carried the minutes of the Nov. 12, 2015 meeting with correction noted.

PRESIDENT'S REPORT

Mr. Melford thanked the Homeowners for their attendance at the meeting and support to the Board. He expressed appreciation to the current Board members for their service and dedication to the Community.

TREASURER'S REPORT

Ms. Elwell presented the financials ending October 31, 2015. She noted the Association is in good financial condition.

Operating Account	\$ 263,708.57
Reserve Account	631,289.13
Current Assets	(10,398.10)
Total Liabilities	44,621.04

She indicated items currently over budget include elevator contract and repairs, sewer expenses, HVAC and light bulb replacement (due to purchase of energy efficient bulbs).

Motion: Upon motion by Ms. Elwell, seconded by Ms. Schulman and unanimously carried, the Treasurer's report was accepted as presented.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Schulman and unanimously carried, the Board approved the transfer of excess income to Reserves.

APPROVAL OF 2016 BUDGET

Motion: Upon motion by Ms. Elwell, seconded by Ms. Bielinski and unanimously carried, the Board approved the Valley Lo Towers I Condominium Association 2016 budget as distributed to Homeowners.

COMMITTEE REPORTS

Landscape Committee

Ms. Bielinski provided an update on landscaping. She noted \$3,443 is needed to complete the first two years of the five-year landscaping plan. Included in the work would be hydrangea plants at the west side entry, moving of a tree at the east entrance, along with addition of roses and yew bushes on the east side.

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Brown, the motion to pay \$3,443 to complete the second year of the five-year landscaping plan failed by a vote of one yey (Bielinski) and five nay.

Rules and Regulation Committee

Ms. Bielinski noted smoking on the balconies continues to be discussed. Appropriate fines for smoking will be determined by the Board, using Braeside Management's policies as guidelines.

There was damage to the front entry way by shopping carts, resulting in a rule shopping carts will no longer be allowed through the front door. Contractors and deliverymen should use the garage doors. Designated motorcycle parking has been established. She stated Management is knowledgeable of all parking garage space owners.

All owners are invited to become involved and join the committee.

Finance Committee

No report provided.

Social Committee

Ms. Elwell welcomed the new owners at 2000/211, 2000/212 and 2020/405. She indicated the coffee social had been well attended. A lending library has been established in the 2020 building.

MANAGEMENT REPORT

Mr. Flanagan reported six exterior doors to the stairwells are being replaced prior to Thanksgiving. Pruning of trees was completed by Bartlett at a cost of \$2,958. Mulch was installed at a cost of \$11,200. A locksmith and the elevator company were on the property due to key switches being broken. The damaged garage door at the 2020 building was repaired at a cost of approximately \$700. Repairs to the parking lot lights at the 2020 building were repaired at a cost of \$400.

OLD BUSINESS

None presented.

NEW BUSINESS

Motion: Upon motion by Ms. Elwell, seconded by Ms. Bielinski and unanimously carried, the Board authorized a Holiday bonus for the maintenance staff.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Bielinski and unanimously carried, the Board approved the modification request by 2020/212 to replace the carpet in the bedrooms with laminate and cork underlayment.

ADJOURNMENT

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Schulman and unanimously carried, the Board adjourned the meeting at 7:40 PM.

Minutes by Words Plus

