

VALLEY LO TOWERS I
Board of Directors Meeting
October 19, 2017

President Rich Melford called a meeting of the Valley Lo Towers I Condominium Association to order at 7:04 PM. The meeting was held at the Clubhouse Meeting room. It was noted a quorum was present.

Board Members Present Rich Melford, President
 Margaretta Brown
 Rochelle Schulman
 Art Ferguson
 Connie Conway, Secretary

Board Members Absent: Dixie Elwell, Treasurer
 Mary Bielinski, Director

Others Present: Lee Flanagan, Braeside Condominium Mgmt.
 Homeowners

APPROVAL OF MINUTES

Motion: Upon motion made by Ms. Conway, seconded by Ms. Brown and unanimously carried, the minutes of the September 14, 2017 meeting were approved as submitted.

PRESIDENT’S REPORT

Mr. Melford thanked the Homeowners present, noting the November 16 meeting would be the election of officers for the Board. He encouraged Homeowners to run for the Board.

TREASURER’S REPORT

Mr. Melford provided the financial report for the period ending September 30, 2017 in Ms. Elwell’s absence.

Operating Account	\$ 66,912.76
Reserve Account Balance	878,456.68
Disbursements	50,476.03
Total Funds:	\$945,369.62

Motion: Upon motion by Ms. Conway, seconded by Ms. Schulman and unanimously carried, the September 30, 2017 financial report was approved as presented with disbursements of \$50,476.03 subject to audit. .

MANAGEMENT REPORT

Mr. Flanagan noted the exterior garage doors were delivered with hinges on the wrong side and were returned. They will be installed next month.

Certa Pro will conduct elevator door painting and touchup work as needed in three weeks.

Bartlett Tree Experts has scheduled tree removal work the end of October along with dead limb trimming the following week.

The 2018 draft budget was distributed to Homeowners and will be reviewed for approval at the November meeting.

The tax appeal Attorney was contacted regarding a refund of \$500 resulting in \$3.50 - \$4.50 credit for each Homeowner.

OLD BUSINESS

None presented.

NEW BUSINESS

Mr. Ferguson provided an update on the LED light project, noting this would result in a financial savings to the Association.

- Motion:** Upon motion by Mr. Ferguson, seconded by Ms. Conway and unanimously carried, the Board approved changing out the fluorescent lamps in the garage to LED lights and installing new light fixture covers at a cost of approximately \$8,000.

- Motion:** Upon motion by Ms. Conway, seconded by Ms. Schulman, and unanimously carried, the Board approved Handyman’s General Services to paint the garage walls, stairwell walls and garage ceilings at a cost not to exceed \$45,000.

- Motion:** Upon motion by Ms. Conway, seconded by Ms. Schulman and carried by a vote of four yay and one nay (Brown), the Board approved the proposal from Floor Guard to apply a two-coat epoxy covering to the underground garage floors at a cost not to exceed \$76,140.00.

The Board agreed to begin the Floor Guard garage floor painting as quickly as possible, working in one building at a time. Work will continue in subsequent building weather permitting. Homeowners will not be able to park in the garage ten 10 to fourteen days while work is commencing. Floor painting will be completed prior to wall painting beginning.

Ms. Schulman noted she had received a letter from a Homeowner regarding her observation of landscaping issues on the property. The letter will be shared with Mr. Flanagan.

- Motion:** Upon motion by Ms. Brown, seconded by Ms. Conway and unanimously carried, the Board directed Mr. Flanagan to have the Association Attorney issue a letter to the Homeowner in 2000/311 and start legal action regarding his smoking in the building.

HOMEOWNER REMARKS

The Homeowner forum began at 7:29 PM and concluded at 7:45 PM. Topics discussed included:

- Stairwell painting;
- Painting of bike room, garbage room doors;
- Painting of garage floors and concrete repairs comparison;
- Numbering of garage spaces;
- Lighting project – consider motion detectors;
- Difficulty of motion detectors;
- Light bulbs in work out room;
- Painting of pillars in garage;
- Dates of dryer vent cleaning;
- Timing of dryer vent cleaning appointment

- Suggestion to paint elevator lobby floor and walls;

ADJOURNMENT

Motion: Upon motion by Ms. Conway, seconded by Ms. Schulman and unanimously carried, the Board adjourned the meeting at 8:03 PM.

Minutes by Words Plus