

925 EAST 8th AVENUE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 6, 2015

MINUTES

I. CALL TO ORDER

A regularly scheduled meeting of the 925 East 8th Avenue Condominium Association, Inc. Board of Directors was called to order at 6:30 pm on location, in Unit #110. Board Members present were Elizabeth Decker, and Christine Noble. Also in attendance was owner Grace Holcomb. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. RESIGNATION AND APPOINTMENT OF BOARD MEMBER

A motion was made by Elizabeth Decker and seconded by Christine Noble accepting the resignation of Heather Perreault. All Board members present voted in favor and the motion passed. A motion was then made to appoint Grace Holcomb to the three year term vacated by Heather Perreault to expire December 2015. The motion was seconded by Christine Noble. Motion carried.

III. ELECTION OF OFFICERS

A motion was made by Elizabeth Decker and seconded by Grace Holcomb to elect the following slate of officers:

Elizabeth Decker – President – Vice President

Grace Holcomb – Treasurer

Christine Noble – Secretary

All Board members present voted in favor and the motion was passed unanimously.

IV. MINUTES

The December 8, 2014 Annual Meeting Minute Draft was reviewed for accuracy. This set of minutes will be presented to the membership for approval at the 2015 Annual Meeting. A motion was made by Liz Decker and seconded by Grace Holcomb approving the December 8, 2014 Board Meeting Minutes as presented for the records. All Board members voted in favor and the motion passed.

V. FINANCIAL BUSINESS

Following presentation and review of the balance sheet, the March 31, 2015 financials were accepted for the records. A motion was made by Liz Decker ratifying the Board's email vote to approve the draft of the December 31, 2014 Year End Review prepared by The Seff Group, P.C., Certified Public Accountants. Christine Noble seconded the motion. All Board members present voted in favor and the motion passed.

VI. OLD BUSINESS

AT&T Antennae - A motion was made by Liz Decker and seconded by Christine Noble to ratify the Board's email vote approving the AT&T Antennae Installation (upgrade). All Board members present were in favor and the motion passed unanimously. At this time there is no update on the completion of the upgrade by AT&T.

Roof Top Satellite Dish Installations – It was noted for the records that following written notice to all owners and residents, the two satellite dishes installed directly on common area roof plumbing vents will be removed on April 10, 2015. Continued reminders will be sent to residents regarding the need to obtain Board approval for installations on the common area roof top.

Boiler/Tollin Mechanical Renewal – For the records, the Tollin Mechanical automatic renewal was presented with no changes to the yearly agreement.

Plumbing #140 – Repair cost to unit #140 were presented. The Board requested research on coverage by the owner's insurance per the documents. It was noted that the plumbing repair was charged to the unit owner.

VII. NEW BUSINESS

Insurance Account – A motion was made by Liz and seconded by Grace Holcomb to open a separate account exclusively for the cost of insurance premiums that come due every October. Board members all voted in favor and the motion passed.

Kone Elevator Service Updates – Correspondence from Kone on service updates was distributed.

May Newsletter 2015 Edition – The May newsletter will provide information on a future entry door code change, insurance information, another reminder regarding no satellite dish installation on the roof without Board approval, roof use, cleaning in the building, and other seasonal articles.

Next Board Meeting – A tentative date was set for Tuesday, July 8, 2015.

VIII. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 7:25 pm.

Approved by Grace Holcomb date 7/8/15