



HOMEOWNERS ASSOCIATION APRIL MEETING (4/15/2013)

Attendees: Diane Encinias, John Napoli (Accountant), Jeremy Parnacher (Secretary), Kevin Abruzino (Association Manager), Kimberly Berkey, Rick Boehm, Allan Wilson, Brad, Larry Nunez, Jim Smith, Brad Feely, Ben

Call to order: Meeting was called to order at 7:05pm by the HOA. Quorum is met.

Financials (John Napoli):

- John to email Jeremy a digital copy of the financial statements that were passed out this evening.
- March was a positive month.
 - YTD we are behind about \$3K – mostly due to maintenance but should recoup in April.
- 205 is in foreclosure and owned by Bank of America.
 - Former owner is continuing to make payments.
 - BOA is starting to resist paying the remaining special assessment left on the unit.
- 1005 continues to be uncertain at this time.
 - Missed several HOA payments in 2012.
 - John reached out via email with a statement.
 - Has paid January and every month since then but has failed to pay other months that are due.
 - This will probably go to collections.

Building Update (Kevin Abruzino):

- Door to the deck has been intermediately repaired. Will need to bring in a specialized vendor for a complete repair but the door is currently operational.
- Guards were installed around the dumpster area to prevent further damage to the outside of the building.
- Completed 8th floor wall repair/patches from damage due to a move-in.
- Vents out on the deck have been replaced and will be repainted.
- Evans & Redman believes we shut the water off too much. Kevin has recommended that we adjust the schedule to every other month or quarterly.
- Sprinkler system has to be replaced. Kevin is collecting bid information.
- Drain in the pool area will be repaired to prevent standing water.
- A fill valve will be installed in the pool to provide a control device to keep the pool full.
- Kevin will be meeting with our insurers this Wednesday.
 - Kevin will provide Allan the current insurance policy.
 - John to provide Jeremy with insurer contact/info.
- There have been a number of renters moving in/out of the building.
 - The Association Manager is not responsible for facilitating last minute demands from landlords in managing move-in/move-out of future/current renters. The Association Manager is not the landlord or rental units and should not be expected to process any work under that capacity.
 - There have been few communications regarding renter movement. Rules and Regulations state: A nonrefundable move-in/move-out fee of \$100 per occurrence applies to all rental units with the exception of furnished studios. Furnished studios pay a \$25 fee to move in or



out, as do partial moves such as single roommates moving in or out. Fees are payable to the Versailles Condominium Association. Payment of fees must be submitted at least 30 hours in advance of the scheduled move.

- There will be a front door code reset for safety and security purposes. Since there has been no communication to Association management in regards to moves/changes – it is suspected that there may be unauthorized code usage. Rules and Regulations state: Renters are permitted access codes by owner and management approval only.
- Concerned about pool usage – last summer saw quite a few users who were guests of renters. Observed some issues where these guests would leave pool equipment out, leave back gate open, not pick up after themselves, etc., etc.
- HOA will revisit the fine amount to see if appropriately set to encourage compliance of rules and regulations.
- Mike has not indicated where he is with respect to the By-Law addition to enforce a set percentage of units that can be rented within the association. Kim also mentioned the possibility of adjusting the By-Laws to be a little more rental restrictive. John will follow up with Hindman-Sanchez regarding these items by tomorrow.

Forum & Discussion

- Ben will retain pool duties this year. Kevin will go over the responsibilities.
- Pool camera needs to be adjusted for security/insurance issues.
- Allan will email the Board info regarding the cooling tower this month. This project is slated to begin no later than May. Once the contract has been finalized – Allan will provide more details.
 - Allan will discuss ways to limit/insulate the noise generated by the new cooling tower with the contractors.
 - Allan will discuss resolving the drain issues on the roof with the contractors.
- Stairwells seem to be getting dirtier. Kevin to review Summit's contract to see if this falls in scope of their duties. Overall – Summit cleaner seems to be doing a lackluster job. Several attendees of the meeting this evening have noticed a poor job in vacuuming and overall cleanliness of common areas. Kevin will begin the documentation process to get this service improved.
- Diane Encinias will be stepping down as soon as her condo is sold.
- Larry Nunez has been elected to the Board.

Next Meeting: TBD

Adjournment: Meeting was adjourned at 8:12pm.

Minutes Submitted By: Jeremy Parnacher