

## PRELUDE 80 CONDOMINIUM ASSOCIATION

Meeting of the Board of Directors on May 6, 2014

For information only, approval at the next Board meeting

Present:

Jim Barr - President

Julie Wu - Vice President

John Campion - Treasurer

Lothar Erdtmann - Secretary

David Jelaso - Member at Large

Tony Toscano - Property Manager

George Krupa - Maintenance

In attendance: Bays, Caudell, Nixon, Schaefer, Wild

The meeting was called to order by President Jim Barr at 5:29 PM. All five Board members were present. A motion to approve the minutes of the Board meeting of January 28, 2014 was made by David Jelaso, seconded by John Campion. The date of January 28, 2014 will be added to the minutes which were then unanimously approved. Motion carries.

John Campion gave the *Treasurer's Report* and made the motion to write off the debt of \$19,904.78 deriving from the account of former owner Antje Victore. The motion was seconded by David Jelaso and unanimously approved. Motion carries.

In the *Manager's Report* Tony Toscano mentioned that the *Cooling Tower Diverter Valve* is not functioning properly. Jack Joyner is examining it and will make an offer to solve this problem. Costs not yet known.-The subject of the *stairwell ventilation* was tabled until details about changes in the code are known.

Our last *Reserve Study* was made in June 2007. A new one is needed also for better judgment for 2015. Therefore every piece of equipment needs to be looked at. Motion by John Campion, seconded by David Jelaso to order a new reserve study not to exceed \$3.000.

The *Cooling Tower Pump* is about 40 years old. We have a back-up motor but a new pump is needed and we will purchase it. Motion by Lothar Erdtmann, seconded by Julie Wu to purchase the new pump not to exceed \$10.000. Unanimous approval, motion carries.

The *Project List* was reviewed and it was voted to realize the following projects after motion by Julie Wu , seconded by John Campion to purchase two new chairs for the upper lobby as soon as feasible and not to exceed \$600. Unanimous approval, Motion carries. : purchase a power washer, a carpet cleaner, George will paint the pool equipment fence. Motion made by John Campion seconded by David Jelaso to realize these projects not to exceed \$1900. Unanimous approval. Motion carries.

Under *New Business* David Jelaso mentioned that the new *recycle bins* need to be clarified as glass and cardboard among others can now be recycled. A special note to all owners will be slipped under their front doors. James Schaefer asked about the *chlorine level* in our pool. It is supposed to be on a specified level. The matter is being examined. To solve the disorder in the *bike room* the owners will be asked to identify them. Those which are not tagged after 2 weeks will be stored in the dirt room for one year and then discarded. Steve Bays made a proposal for a liaison between the Board and the Landscaping committee as well as for general financial matters. He was asked to specify his ideas in a letter to the Board for discussion.

Motion at 6:28 pm by David Jelaso, seconded by John Campion to end the meeting. Unanimous approval. Motion carries.

Lothar Erdtmann  
Secretary