

PRELUDE 80 CONDO ASSOCIATION  
Meeting of the Board of Directors  
November 11, 2014

Present:

Jim Barr, President

Tony Toscano, Property Manager

Julie Wu, Vice President

John Campion, Treasurer

Lothar Erdtmann, Secretary

David Jelaso, Member-at-Large

In Attendance: Baisley, Caudell, Giuliano, Lloyd

The meeting was called to order at 5:35 PM with a quorum. A motion to approve the minutes of the Board meeting of November 6, 2014 was made by Lothar Erdtmann, seconded by John Campion. Unanimous approval.

Tony Toscano reported about the final walkthrough of the *restoration project on the water damage on floors #2 and below*. Out of the total amount to repair the damage at the common area property in the amount of \$61,000.- the two companies involved in the repair received \$11,000 and \$48,000 respectively, which means only about \$2,000 had to be covered by the Association. Damage done inside the apartments has to be dealt with by the unit owners and their insurance companies directly.

Regarding the progress on our discussions with Schindler on the *elevator service*, we now have two back-up numbers here to call instead of going through their main office in Ohio as originally suggested.

A complaint was made regarding *possible renters* living in 10D and not the owner's family members. Necessary action can be taken only if it is documented. Therefore, we need to be stricter in our supervision.

Another complaint was regarding the *noise of the jokey pumps* to be heard in the lower D side apartments and lasting between 7 and 8 minutes each time they start . It was promised to look into this matter.

The Board has agreed that any delinquent owner over 3 months late will be reverted to our attorney for collection

There will be another Board meeting on November 19, 2014 at 2 PM addressing the specific issue on our insurance.

The meeting was adjourned at 6:01 PM upon a motion by John Campion, seconded by Julie Wu.

Lothar Erdtmann  
Secretary

**PRELUDE 80 CONDO ASSOCIATION**  
**BUDGET ADOPTION MEETING**  
**November 11, 2014**

**Present:**

**Jim Barr, President**

**Tony Toscano, Property Manager**

**Julie Wu, Vice President**

**John Campion, Treasurer**

**Lothar Erdtmann, Secretary**

**David Jelaso, Member-at-Large**

**In Attendance: Baisley, Caudell, Giuliano, Lloyd**

**Immediately after the Board meeting, the 2015 Budget Adoption Meeting began at 6:01 p.m. in the presence of a quorum of the Board.**

**Two Association members who are not serving on the Board, Carol Giuliano and Linda Baisley volunteered to count the votes of the owners with the following results:**

**36 owners were in agreement to waive Reporting Requirements,**

**36 owners were in agreement to waive Fully Funding the Reserves,**

**36 owners were in agreement to Roll Over Excess Funds.**

**A motion made by John Campion seconded by David Jelaso to approve the 2015 Annual Budget. Unanimous approved.**

**A motion to adjourn by John Campion and seconded by Lothar Erdtmann. Meeting adjourned at 6:10 p.m.**

**Lothar Erdtmann**  
**Secretary**

