

PRELUDE 80 CONDOMINIUM ASSOCIATION
Meeting of the Board of Directors on July 8, 2015
For information only; approval at next Board meeting.

Present:

Jim Barr – President	Louis DeSantis – Community Manager, Ameri-Tech
Julie Wu – Vice-President	Lennard Leighton, Ameri-Tech Director of Operations
John Campion – Treasurer	George Krupa, Maintenance Manger
David Jelaso – Member-At-Large	
Excused: Lothar Erdtmann, Secretary	

In attendance: Caudell, Lloyd, Schaefer, Ullmann

The meeting was called to order by President Barr at 2:01 p.m.

A motion to approve the minutes of the April 8, 2015 Board meeting was made by John Campion; seconded by David Jelaso. It carried unanimously.

Unfinished Business--Before Louis DeSantis and George Krupa gave the report on the Deck Restoration Project, Julie Wu made a motion to reaffirm the May 27 vote by the Board to hire the firm, Integrity Contractors, in place of Coastal Construction, to replace Prelude 80's deck at a cost of no more than \$21,420. David Jelaso seconded. The motion carried unanimously. The reason for selecting a different company was due to "extras" that Coastal wanted, bringing it to about \$3,000 over their original bid. DeSantis and Krupa reported on the project. Workers tore down and removed the old deck today, July 8, leaving only the pergola. The new deck, which consists of a composite material, that is slip-resistant and longer-lasting, will take approximately 10 days to complete, weather permitting.

They also reported that, on June 24, the electric power to the building was shut off for several hours so that Duke Energy could reinstall a concrete pad and transformer cover. It did cause some problems including setting off the alarm for the cooling tower. A discussion ensued at the meeting that only a board member or other DESIGNATED PERSON can turn off the alarm and only after talking to an actual person at Ameri-Tech. Then, Ameri-tech representatives will determine what caused the alarm to go off and fix it.

New Business--Elevator Emergencies: Louis DeSantis led a discussion about recent elevator entrapments and what to do about them, to get the person(s) out as quickly as possible. Although Schindler will continue to maintain the elevators, and after discussion by board members and residents, the board voted to hire Kings III, a Texas-based company, to answer the elevator emergency phone 24 hours a day, seven days a week. The technicians are CPR-trained emergency monitoring operators, who will stay on the line with the caller, as needed, and will alert the designated Ameri-Tech on-call person and/or board members and initiate a three-way fire rescue call providing direct communication between the caller and responders. The service will cost approximately \$1,000 a year. David Jelaso moved to immediately engage Kings III's services; seconded by John Campion. The motion carried unanimously.

Open Forum: Much of the discussion was on the topics covered during the meeting. A motion to adjourn was made by John Campion at 3:01 p.m.; seconded by David Jelaso. The motion carried.

Julie Wu, Acting Secretary