

Prelude 80 Condominium

BOARD OF DIRECTORS' MEETING

July 22, 2016

Subject to approval at the next board meeting

Jim Barr, President
Julie Wu, Vice President
John Campion, Treasurer
David Jelaso, Secretary
Lothar Erdtmann, Director

Louis DeSantis
Community Manager
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Board members present: Jim Barr, Julie Wu, John Campion, David Jelaso; Excused: Lothar Erdtmann

Owners present: Caudell, Giuliano, Lloyd

Jim Barr opened the meeting at 5 p.m., with a quorum of the Board present.

Minutes of the previous board meeting of March 30 and June 29 were unanimously approved by the Board.

The purpose of the meeting was to discuss and vote on improvements to the lower level lobby, including: the workout room, the TV sitting room, the party/meeting room and the recycle room (ceiling tiles and lighting fixtures in there only). The following items were discussed: New ceiling tiles; Fluorescent fixtures(23); Paint the walls, including the workout room, blue/crème; New non-slip floor tiles (all floors except the workout room); New carpet in workout room; Remove short wall in the kitchen; New kitchen appliances(color TBD) Remove mirrors by elevators; Refinish bar countertops and cabinets below; New bar stools; New party room tables (six: 53"x 33"); New chairs for party room (24); New sofa for party room; New flatscreen TV for TV sitting room; New sofas for TV sitting room (2); New side chair for TV sitting room; New matching table lamps for TV sitting room; New flat screen TV for workout room; Refurbish pool table; Demolition/Dumpster and 10 % overrun.

Motions were made and seconded and the above listed items were unanimously approved by the Board. It was also voted upon unanimously by the Board that funding would occur as follows, if the vote by owners is favorable: The total cost would be (not to exceed) \$54,000. Of that, \$27,000 would be taken from the Reserves and the other \$27,000, would be in the form of a special assessment to the owners. That would break down as follows: \$512.19 for 52 owners and \$366.12 for Unit 1C.

A new proxy form will be put together and sent to all owners in the next few weeks, with a return deadline for voting three weeks (21 days) after that. The meeting was adjourned at 5:34 p.m.

**Respectfully submitted,
David Jelaso, Secretary**