

Prelude 80 Condominium

Board of Directors' Meeting

Wednesday, April 5, 2017 at 3:00 P.M., Recreation Room

Subject to approval at the next Board Meeting

John Corlito, President
Mike Baisley, Vice President
John Campion, Treasurer
Open, Director
John Gannon, Director

Scott Vignery, Manager
Ameri-Tech Community Management
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Board members present: John Corlito, Mike Baisley, John Campion, and John Gannon

Others present: Russ and Judy Sprickman, Sarah and Glenn Caudell, Mary Murphy, Marie Lloyd, Doris Herrlin, Jim Nixon, Steve and Marylee Bays, Linda Baisley, Jim Demick, Michelle Murray, Ameri-Tech Recording Secretary, Bob Hugenschmidt, Civil Engineer, Scott Vignery, and George Krupa

John Corlito opened the meeting at 3:00 p.m.

1. APPROVAL OF MINUTES

- Minutes of the February 21, 2017 meeting: Mike Baisley moved to waive the reading of the minutes and approve them as submitted; Seconded by John Gannon. Carried

2. GOOD AND WELFARE

- Recognition and farewell to Juliane Wu, 2016 Vice President, who resigned from the board, effective April 5, 2017.
- The Directors noted they had reviewed and considered potential candidates to fill the vacancy on the Board of Directors. Moved by John Campion, that Sarah Caudell be appointed as a member of the Board. Seconded by Mike Baisley. Carried

3. UNFINISHED BUSINESS.

Proposed Additions To House Rules:

A. Water Heaters

- President, John Corlito reviewed and updated membership about the requirement to replace unit owner's water heater when the date on the manufacturer's warranty is about to expire.

B. Unit Owners Insurance

- Although the Condominium Act amended the provision that required unit owners to carry insurance in 2010, the Board is requesting unit owners carry insurance for their personal property, which includes water heaters.

C. Evacuation Plan as per Fire Department

- All residents must evacuate the building
- Board will do a mailing to unit owners about A/C closets not being used as storage areas.

D. Pool Rules

- Discussion regarding pool hours and lighting was postponed until such time as more information can be obtained.

- E. Water Shutoff
 - All unit owners are required to shut off the main water supply to their unit if away for more than four (4) days.
- F. Floor Underlayment
 - Owners replacing their flooring must add a synthetic acoustic sound blocking material of a minimum of 48 STC. Owners must contact George Krupa prior to any renovations to their unit.

Mike Baisley moved to approve A, B, C, E, and F, as additions to the House Rules. Seconded by John Gannon. Carried

4. NEW BUSINESS.

Project Status List:

- A. Replace sixteen (16) rotted carport posts - \$9,478
- B. Painting of Generator Cover - \$1,142
- C. Upgrading fire alarm system response will eliminate the "Fire Watch" requirement - \$1,584
- D. Message from the Board (periodic updates).
 - In order to send updates on the progress of ongoing projects, the Board is requesting unit owners' email addresses, which will remain private. Also, the Board is compiling a phone number list (optional) to be shared by owners. There will be a request form mailed to all residents.
- E. George Krupa will schedule an inspection of laundry rooms and A/C closets every two (2) months to ensure they are not cluttered.
- F. The board will conduct an inspection, twice a year, of the interior and exterior common areas of building.
- G. The shaft to the fire pump was rebuilt. Money will come from the operating fund.
- H. Meter rooms and AC/water heater closets will be assessed to ensure locks are reversed so the Fire Department has access.

5. ENGINEER DESIGN UPDATE:

The Civil Engineer, Bob Hugenschmidt, reported Pinnacle Engineering and Consulting had finalized the plans this week. Clarification of billing a separate charge of \$3500 for the final plans will be provided to the Board and a possible rebidding of the specifications may need to be done as the original approach relied on geotechnical engineering. A request for pricing for the south-end and the north-end of the property will be considered.

Adjournment: The meeting was adjourned at 3:58pm.

Respectfully Submitted by
Michelle M. Murray, Recording Secretary