

Prelude 80 Condominium

Board of Directors' Meeting
Tuesday February 21, 2017, 4:30 P.M., Recreation Room
Subject to approval at the next Board Meeting

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

Scott Vignery, Manager
Ameri-Tech Community Management
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Board members present: Julie Wu, John Campion, David Jelaso, Lothar Erdtmann

Owners present: Granger, Nixon, Kehoe, Caudell, Giuliano, Murphy, Baisley, Bays, Mullaney

Julie Wu opened the meeting at 4:30 p.m.

No previous minutes were approved at this time.

AMENDMENT TO PRELUDE 80 DECLARATION OF CONDOMINIUM—After determining that a majority of owners had voted “yes”, a motion to approve the proxy issue concerning amending the Condominium Documents with regard to the modified floor plans of Units 10A and 10B was made by Cindy Granger and seconded by Mary Murphy. It was passed unanimously by the Board and owners present.

FLOOR UNDERLAYMENT—Before a motion was made to change the Condo rules to add a synthetic acoustic sound blocking material as an alternative to cork, a discussion was carried on by Board members and owners present. The original motion was made by David Jelaso; seconded by Lothar Erdtmann. But, due to the objections of a board member, there was no vote. Julie Wu then revised an amendment to the original motion. She read the new language, which deleted brand names, and moved that it be adopted. It was seconded by David Jelaso. It passed by a three-to-one majority. It will be published as soon as possible on the Prelude 80 web site. In the meantime, owners must check with George Krupa before laying new flooring of any kind.

THE CHANGE TO THE CONDO RULES IS AS FOLLOWS: When installing wood, tile or vinyl material floors in any unit room or foyer, the following may be used: CORK soundproofing or AN ACOUSTIC SOUND BLOCKING MATERIAL with a minimum of an STC of 48. (STC stands for Sound Transmission Class). **ONE OF THESE PRODUCTS MUST BE INSTALLED** by your flooring contractor between the concrete floor and the planned hardwood or tiled flooring. This insulation will reduce the sound transmitted directly to the unit below, and also help to create a harmonious living environment. **THE OWNER MUST** contact the condo office for a Contractor Registration Form before any work is done.

The meeting was adjourned at 5:12 p.m.

Respectfully submitted,
David Jelaso, Secretary