

Prelude 80 Condominium

Board of Directors Meeting

Tuesday January 24th, 2017 at 4:00PM

Location: Prelude 80- Recreation Room- 80 Rogers Street-Clearwater, FL. 33756

Subject to approval at the next Board meeting

Jim Barr, President- selling unit

Julie Wu, Vice President

John Campion, Treasurer

David Jelaso, Secretary

Lothar Erdtmann, Director

Scott Vignery

Community Manager

Ameri-Tech Community Management

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Board members present: Jim Barr, Julie Wu, John Campion, Lothar Erdtmann, David Jelaso

Owners present: Larry and Dixie Thomas, Jim Demick, John and Janette Corlito, Cindy Granger, Marie Lloyd, Steve and May lee Bays, Sarah and Glenn Caudell, Fran Ullmann, Mike and Linda Baisley, Jim Nixon, Carol Giuliano, Doris Herrlin, Russ Sprickman.

Jim Barr began the meeting at 4:00 pm

There were no previous minutes to be approved.

Building Foundation project: Engineer Bob Hugenschmidt explained the bids for repair of water intrusion into the building. CFI (Certified Foundations Inc.) and Pinnacle Engineering will collaborate on the project. Pinnacle will develop a design and CFI will execute the work for this project with Bob serving as liaison. The Pinnacle design bid is \$3,500. The Board voted unanimously to approve the design bid.

Unfinished Business: The Lower Lobby Renovation was discussed. We were \$158.29 over budget for the project. Installation of Solar film on the windows was suggested. A bid of \$2,500 was made for this project. The Board voted to accept the bid and proceed with installation of Solar film using funds from the general account.

Flooring underlayment: Newer underlayment product Whisper Mat has good quality and acoustic properties. It is a candidate for alternate flooring in addition to cork. A vote to approve this product was deferred until Scott gets further specification details.

Project list: Julie has suggested this and Scott presented a sample spreadsheet to document upcoming projects that can be viewed by owners on the website and in the management office. Scott will put one together for the Board for the next meeting.

Miscellaneous: Jim reminded us that there is a need to have a permit and use a licensed contractor for projects such as water heater installation. This should be included in the House Rules. The Rules should be reviewed and updated where necessary. A cover sheet should be added on all new owner application forms urging the applicant to read the Rules.

John Campion made a motion to have all owners vote to consent to the existing floor plan in apartments 10A and 10B in order to clear the Title of these apartments. The Board voted to approve this motion. David recused himself because it involves his units.

Motion was made to adjourn the meeting and was passed unanimously by the Board. The meeting was adjourned at 4:59 pm.

Respectfully submitted,
David Jelaso, Secretary

