

East Horizon Condominium Association (EHCA), Inc.
Board of Directors (BOD) Meeting – Minutes
Thursday, March 17, 2022

CALL TO ORDER: Diane Lorello, Vice President/Treasurer, called the meeting to order at 7:00 p.m. A quorum was established with Diane Lorello (Vice President/Treasurer), Jim George (Secretary), Robin Sandland (Assistant Treasurer), Tom Cafone (Maintenance Director), and Sharen Obert (Maintenance Director) present. Also present was Sarah Miles of Vesta Property Services.

PROOF OF MEETING NOTICE: Jim reported that the meeting's agenda was posted on Sunday, March 13, 2022.

PRIOR MEETING MINUTES APPROVAL: Tom made a motion to accept the draft **February 17, 2022** minutes as written, seconded by Sharen, all in favor.

REPORTS:

Presidents Report: Diane reported that the pool project has been completed, as well as the flooring and trim installation in the common areas. She also reported that the new furniture for the recreation room has been ordered. Latest estimate of cost is \$16,000 (less than the \$20,000 authorized for the project). The bulk of the furniture will be delivered by the end of March. The bar stools will be later as lead time is 16-20 weeks. Cushions will be ordered for the game table only due to table height.

Other Officer Reports: Jim asked if everyone had a chance to look at the draft minutes of the Annual Membership Meeting and if the draft can be posted on the website. The rest of the Board agreed to post the draft on the website.

Architecture Committee Report: Diane reported that the ARC Committee received one late request for new flooring in unit 453. The owner submitted proof of an impact sound barrier which meets the statutory requirement. Jim asked if a notice could be posted onsite to inform owners about ARC Committee meeting. With short notice, neither the Board nor owners have a fair opportunity to comment on the architectural request prior to its vote. Diane stated that the ARC Committee usually meets on Thursdays the week prior to the Board meeting at 5:00 p.m., but no requests and last-minute requests are both common, which makes it difficult to predict if the ARC Committee will actually meet. Diane was willing to post a standing notice onsite, which would include the possibility of no meeting if no timely requests had been received. Diane made a motion to approve the unit modification request for unit 453, seconded by Tom. Motion passed with Diane, Tom, Sharen, and Robin voting to approve. Jim abstained.

FINANCIAL REVIEW: Diane reported a minor correction of the February financials, which was corrected and resubmitted prior to the meeting. The second payment for the pool heater was supposed to come out of reserves. Diane stated that the fences on the North end of the property are failing and need replacement. The costs are \$6,854 and would be taken out of the reserves. Tom made a motion to replace the fences and take the funds out of the reserve account, seconded by Sharen. Motion passed with Diane, Tom, Sharen, and Robin voting to approve. Jim abstained, due to lack of knowledge.

MEMBERS DISCUSSION: No owners were present.

MAINTENANCE: Tom reported that Luv A Lawn and Pest Control confirmed that the bees that were discovered onsite are bees and not wasps. Luv A Lawn and Pest Control is looking for a specialist who can relocate the bees including the queen which may be in a small concrete crack.

Tom stated that the fire hose boxes have been removed from all buildings. The boxes were connected to two valves which are still there. The bottom valves need to stay, but the top valves can be removed. Jim (maintenance) will try removing the top valves, then patch and paint the walls. If he is successful, it will be less expensive than hiring McConkey for the removal. Jim (maintenance) will need to get caps from a special store. The project is estimated to be completed at the end of April.

Tom reported that a few windows have been fixed. The window of another unit will be caulked tomorrow.

Robin stated that the elevator button on her floor does not light up. Tom explained that the elevator company is awaiting buttons. Several buttons need to be replaced on the property. Tom reported that he has been happy with the new elevator company's service and responsiveness.

Diane reported that the lead time for a storm rated aluminum raised panel door for building 407 is unknown. The order was placed in May of 2021, and we could be looking at a year or more until the new door is produced. 4 vendors were contacted for lead time and pricing. The options were: 1) Storm rated aluminum flush panel door 3-4 weeks lead time honoring the 2021 price. 2) Storm rated steel door 4-6 weeks lead time. Cost was \$1,000 lower but we know from experience rust will be a continuous maintenance issue and steel doors have a short useful life. 3) Non-rated vinyl raised panel door 16-20-week lead time at \$1,000 higher price. All agreed to move forward with the flush aluminum door for the garage and hold off painting for the 3-4 weeks seems minimal benefit for the cost/effort/impact of painting. The Board agreed to highlight in owner's letter headlines on issues resulting in alternate door style. Diane made a motion to move forward with getting a flush aluminum storm-rated garage door installed by All Pro for \$5,435, seconded by Jim, all in favor.

Jim reported that he noticed a rust spot on the ceiling on his balcony. This item may or may not be covered by warranty under the just-completed concrete restoration. The board decided such concrete-related owner-observations should be sent to Vesta as a maintenance request and will be added to the Keystone log. The maintenance directors would coordinate such reports with Roger, who has been coordinating warranty issues with the engineering firm that supervised the concrete restoration.

OLD BUSINESS: Diane stated that the Board is going to discuss the website upgrade at the next meeting. After an intense review, she is down to one vendor which is NABR.

NEW BUSINESS:

Vehicle encroachment on common elements within garages: Jim reported that some vehicles in the garages are sticking 5 feet out from the parking spaces as some of the owners have larger vehicles or items stored in their parking spaces. Diane suggested to audit the garages, to start a photo inventory, and educate owners with the next newsletter. Robin suggested to paint lines on the garage floors. Diane stated that this could be done when the garage floors get repainted. It was agreed Diane/Sharen would do an audit the week of 3/21 and work on a notice with photos to any owner exceeding their allotted 20'. A garage etiquette will also be added to next owner's letter.

ADJOURNMENT: Tom made a motion to adjourn the meeting at 7:51 p.m., seconded by Sharen, all in favor. The next Board meeting is scheduled for Thursday, April 21, 2022.

Respectfully Submitted,
Sarah Miles
Vesta Property Services