

**East Horizon Condominium Association (EHCA), Inc.
Organizational Meeting - Minutes
Thursday, February 17, 2022**

CALL TO ORDER: Roger Kesselbach, called the meeting to order at 7:49 p.m. A quorum was established with Roger Kesselbach, Jim George, Robin Postal-Sandland, Diane Lorello, Sharen Obert, and Tom Cafone present. 8 unit owners were in attendance, along with Sarah Miles of Vesta Property Services.

PROOF OF MEETING NOTICE: The meeting's agenda was posted on Sunday, February 13, 2022.

ORGANIZATION OF THE BOARD:

Jim made a motion to assign Board positions as listed below, seconded by Diane, all in favor.

- President: Roger Kesselbach
- Vice President / Treasurer: Diane Lorello
- Assistant Treasurer: Robin Postal-Sandland
- Temporary Secretary of 60 days: Jim George
- Maintenance Director: Sharen Obert
- Maintenance Director: Tom Cafone

PRIOR MEETING MINUTES APPROVAL: Prior to the meeting, Jim suggested to make an addition to the **January 20, 2022** minutes. Sharen made a motion to accept the draft **January 20, 2022** minutes as modified, seconded by Diane, all in favor.

REPORTS:

President's Report: N/A

Other Officer Reports: N/A

Architecture Committee: N/A

FINANCIAL REVIEW:

Diane reported that the January financials had a couple of transitional issue. The monthly reserve transfer of the insurance settlement was not included, which has been corrected. The Association is on track with the budget, besides the water expense due to two invoices hitting in the month of January.

Jim made a motion to give all Directors signature rights with Sunrise Bank, seconded by Diane, all in favor.

MAINTENANCE: Sharen reported that everything on the maintenance log she keeps with Vesta has been completed. Tom stated that he has been working on a couple of projects. Upcoming projects include the installation of shelves in the new storage unit and the removal of fire hose boxes in buildings 405 and 407 as they are no longer needed. Diane thanked Tom for all his efforts and time.

The Board discussed whether Liz may be interested in selling her golf cart to the Association since it is extremely beneficial for the maintenance team.

NEW BUSINESS:

Owner Communication Policy: The Board discussed communication procedures for emails and email blasts to owners.

Common Room Furniture: Diane stated that she provided the Board with a recommendation of new furniture for the common room prior to the meeting. She reported that the wicker has begun to dry rot and many chairs have been discarded because they cannot be repaired. She pointed out that funds would be available in the reserves. The Board discussed potentially selling some of the old furniture. Diane recommended the Board approves up to \$20,000 for the replacement of the common room furniture to leave room for negotiations. The Board discussed whether less expensive chairs with a lower quality may be an option and if the same number of chairs would be necessary. Roger made a motion to replace the common room furniture, not to exceed \$20,000, seconded by Tom. The motion passed with Roger, Diane, Sharen, Tom, and Robin voting for, and Jim voting against.

ADJOURNMENT: Roger made a motion to adjourn the meeting at 8:51 p.m., seconded by Robin, all in favor.

Respectfully Submitted,
Sarah Miles
Vesta Property Services