

MOUNTAINVIEW MANOR CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES OPEN MEETING
NOVEMBER 28, 2023, 6:30pm

Those in attendance:

Andrew Boettcher
Thomas McNee
Lisa Laskaris
Anna Lymycz
Nicholas Malcom
Erin Spiliotopoulos, Matrix Property Management Group
Brian Bolger, Matrix Property Management Group

The open meeting was called to order at 6:36PM. Mr. Boettcher made a motion. Mr. McNee seconded.

Minutes

The minutes from July 26th were reviewed by the Board. Mr. Boettcher made a motion. Mr. McNee seconded. All present voted in favor.

Financials

The Board reminded the community of the increase set to begin in February 2024. It was noted that the Association has invested \$100,000 in the reserves and in high yield CDs. The Board is also actively planning for the roofs to be completed in the upcoming future.

Washer and Dryer Resolution

Ms. Spiliotopoulos noted that the Fire Marshal and Plumbing Sub Code are working on getting the Association answers on how to move forward with the dryer vents. It was noted that water dryer vents may be a possibility, so management is seeking those answers.

Dehumidifier Basement/Garages

The Association noted that we have had several issues with owners unplugging dehumidifiers from their basements or garages. Management stated that those pieces of equipment have been put into place to remove any moisture that could cause long-term issues. If there is a dehumidifier in place, it must remain plugged in at all times. If removed or unplugged, the owners will be responsible for the damages.

Bear Dumpsters

Management stated that no one should be removing the carabineers from the dumpsters and if they see something they need to call our office. Owners were reminded to keep the doors closed and if becomes difficult to move the doors, to contact management. We currently have a 3-month greasing initiative where our vendors will go out to grease the doors to make it easier to maneuver.

DCA Inspections

Management reminded residents that if they have received a letter regarding the DCA or Fire Marshal inspection, they must follow through with what was requested. If they have additional questions, please contact our office. Fines will be given to residents who do not comply with these violations.

2023 Community Highlights

The following items were mentioned by the Association as completed projects.

- Stoops
- Concrete Walkways
- Tree Trimming
- Mulching of entire property
- Line Striping
- Abandoned Car Removal

2024 Possible Community Projects

- More stoops/concrete work
- Rear Entry Doors
- Garage Doors
- Roofs

Management noted that we currently have a rear entry and garage door list. If someone is looking to have their door replaced, please contact the management to be put on the list.

Mr. Boettcher noted that in 2024 we will be holding an annual meeting and election. Everyone who is capable is encouraged to run for board positions.

Being no other business, the meeting was adjourned at 7:12pm.