

**BOARD MEETING**

**SATURDAY APRIL 29<sup>th</sup> 4pm**

**Meeting Place: Dick's Condo**

**Board Members Present: Dick (President), Manny (V-President), Nina (Secretary), Anne, Marjorie, Garrett, and Dave on the phone**

**We need to get assistance for Garrett to include assigning and overseeing workers (kind of acting as the superintendent of the jobs).**

**Nina volunteered to ask Rick to help Garrett.**

**First issue is the Management company. Our last President (Paul) allowed Mana-Jit (management company) to take care of everything that had to do with Starfish. Mana-Jit is an employee of Starfish. They work for us.**

**Dick tried to call Mana-Jit on the weekends and John was not picking up. We can not have them not picking up the phone on the weekends.**

**Nina will get Dick the management company's contract. Apparently, they get a yearly raise that's in the contract. We want to tell Mana-jit what Starfish needs them to do for us. Maybe we can save a little bit of money.**

**The board needs to email Dick 3 or 4 jobs that the management company should be responsible for i.e. send out coupons for dues, send out any correspondence initiated by the Board, collection notices, contacting Owner of infractions, filing taxes, etc.**

**The By-Laws are coming along.**

**Next topic was the roof. The ten dollars increase in condo fees the last 3 years goes towards the roof. The total is \$26,000.00. The total for 5 years will be**

**around \$64,000.00. To replace all 3 roofs, we would need around \$350,000.00**

**and 64,000.00 doesn't even cover one roof. Increasing the condo fees will not cover the new roofs. We will have to do a special assessment starting in July.**

**We are looking around \$1600. 00 /year for the next 5 years per unit.**

**The extra check a month to be labelled "NEW ROOF" in the amount of \$140.00.**

**We have \$54,000 in operating account plus \$73,000 in reserves.**

**Out of the \$73,000 in reserves \$26,000.00 goes to roof fund leaving us \$47,000.**

**Meeting ended at 5:30pm.**