**Open Budget Workshop via Zoom Minutes**

**The Landmark Club Association**

**November 10th – 7:30 PM**

7:40 – Meeting called to order by Roberto Mandel, President

Roll Call: Roberto Mandel, Alan Chaset, Jon Marks, Harris Levine, Lisa Shaw

Waiver of last month’s minutes: Alan Chaset, Roberto Mandel

The purpose of this meeting is to have an open discussion on each topic, followed by a Q&A on each topic.

1-Miscellaneous Fee Income

The large miscellaneous income is due to a foreclosure generating $55.000, owed to the Landmark. Explained with no follow-up questions

2-Building Services

Explained with no follow-up questions

3-Employee Expenses

Explained follow-up questions

4-Total Payroll Wages and Expenses

The increase in payroll wages is due to the hiring of a management company (FSR) to oversee and handle all major projects. This includes training of employees, numerous licensed resources, an excellent customer service area, quality assurance and relationships with certified vendors. Q&A – The Landmark Board assumes all decisions on bonuses

5-Professional Fees

The major increase in total professions fees is to the increase to all buildings due to large insurance increases. Explained follow-up questions

6-Landscaping

We omitted a full day landscaping assistant from payroll and opted to a part time assistance, as needed. Explained with no follow-up questions

7-Special Projects

A preventive maintenance program to be included in the 2021 budget.

Q&A - We attained bids, including those for painting balconies, and decorating interior of building, for informational purposes, but the next Board with vote on the 2021 assessment.

8-Service Contracts

Kone Elevator is through August 2021, resulting in a $6,000 fee for the remaining year. We also hired a pool company to maintain the chemical balance and chemical maintenance of the pool, so there will no liability to the Landmark.

9-Utilities

Our current 6-year contract with Atlantic Broadband included no internet. With the new contract, which will include cable and other services, this will result in a cost saving of approximately $50 to $ 200 per month per unit, dependent on the services selected.

Q&A – The fiber option project, including additional TiVo boxes is expected to be completed in May 2021.

9:50 - Meeting adjourned by Roberto Mandel and Alan Chaset