

BOARD OF DIRECTORS MEETING 3-23-2026

Meeting in card room called to order 7:05pm on March 23, 2026

Roll Call to establish quorum

Alan Chaset

Ira Franco

Elliot Klein

Harris Levine

Roberto Mandel

Ana Maria Rojas (mgr)

Ingrid Sandoval (asst mgr)

Denis Rudnev (FSR)

Motion by Alan Chaset

To review and approve minutes from our last meeting on 12-19-2025

Seconded by Roberto Mandel

Vote: Unanimous

Treasurer's Report

See Power Point presentation

Manager's Report

Including the following:

- Accounting transition to FSR
- Electrical Ratification: Garage and Building electrical repairs including owner's units. All units will have to be inspected and conduct electrical repairs.
- Connect Software
- Upcoming Social Events: Mother's Day
- Receiving parking space administrators (trial)
- Renewal of cable contract (with input from our consultant)

Main Building Projects:

- Connect Software: in transition; there will be notification and workshop for residents. We will be transitioning from Building Link to Connect. Owners will have access to Association documents and forms. Through Click Pay owners are able to see account balances.
- Receiving Door: Unifi access control and face recognition: implemented. Registration online via email and phone. For residents only
- Electric vehicles chargers (4 in receiving area)

Ratifications of approved proposals and agreements of the following:

- Association reserves renewal of reserve study (SIRS and traditional): \$ 8,400.00 for Reserve Study was approved.
- Electrical work for garage (electrical recertification): Work and estimate for the garage electrical work was approved at \$ 4,890.00 for At Electrical Contractors.
- Consulting and advisory agreement for cable renewal contract with Iliana Gonzalez, LLC was approved.
- Emergency jacuzzi spa motor/pump heater with Fernandez Boilers: American Pool and Fernandez Boiler presented bids. Fernandez Boiler bids were approved at \$8,200 for spa repairs. American Pool and DoneRite presented estimates for emergency repairs. DoneRite proposal for the jacuzzi motor / pump for SPA was approved at \$1,116.00.

- Renewal for our annual storage tank-Pollution Insurance Policy presented by USI was approved at \$667.00 Annual premium due on 3.30.26.
- Valley Bank credit line-\$108,000 was approved.
- Electrical vehicle charger proposed 4 EV chargers from Charged Up Electric, LLC was approved at \$ 29,400.00.

ALL ABOVE RATIFICATIONS WERE DISCUSSED AND APPROVED. Alan Chaset made the motion to approved ratified approved proposals and agreements. Motion was seconded by Elliot Klein

Discussional and approval

Partial transfer of 2025 insurance savings funds to our operating account:

\$60,000 to repay credit line

\$29,400 to fund EV project

Motion by Roberto Mandel

To partial transfer of 2025 insurance savings funds to our operating account as presented:

Seconded by Alan Chaset

Vote: Unanimous

Review and approval

Annual insurance for the commercial automobile policy for \$ 3,641.00 annual premium.

Alan Chaset made motion to approve annual auto insurance policy. Motion was seconded by Roberto Mandel.

Owners questions and answered by board:

- Seawall condition: Seawall repairs are a part of our Inspection and repairs will be addressed when the Terraces do theirs. We will be using the same company to get a better repair cost.
- Connect documents in regard to payments: Payments are made on ClickPay portal for autopayments and payments. Checks brought to the office do not have a processing fee. Payments can be sent directly to the Lock Box to be processed at no charge.
- Use of Connect software for sale of unit or furniture for sale: not available
- Receiving access control facial recognition Unify: residents have been notified to register any residents that need assistance should contact the management office.
- Owner expressed dissatisfaction with the trial of our parking space administrators: It was mentioned that the parking administrators are being assessed and are on trial period. If help is needed to park in the receiving parking spaces to contact Valet since those parking spaces are monitored and used by valet.

- EV charging asked if existing outlet can be used: the existing outlets are owned by unit owners. Other residents can't use them.
- Use of insurance savings for 2026 vs paying back unit owners of assessments(s): The insurance saving will be used at Board's discretion. They will be using savings for projects.

Meeting was adjourned at 8:45pm

Alan Chaset made motion to adjourn meeting. Motion was seconded by Roberto Mandel.



Harris Levine, Secretary
The Landmark Club Condominium Association