Avondale Gateway Office Condo Owners Association

Annual Meeting 10:00 am

January 28, 2022

Meeting minutes

1. Meeting minutes: Notes were read from the last meeting and approved via voice vote.
2. The 2022 budget was reviewed and discussed. New Cam amounts will need to be revised based on the amounts to be collected per the reserve study.
3. Reserve Study results: The results from the reserve study were reviewed and discussed. Some of the recommended building improvements were thought to be excessive, ie parking lot improvements are not currently needed, HVAC systems receive regular maintenance and should last longer than stated. An amount to fund in the reserve account needs to be determined as well as a date to achieve full funding. This will need to be determined before the next statements for fees are generated. Darren Pritt and Connie Montgomery will discuss options and send out to owners.
4. Board member election: Connie Montgomery’s term has ended. Darren opened the position to those present. No one expressed interest in the position. Darren nominated Connie to continue, the motion was seconded, and Connie was reelected via voice vote.
5. Amendments:
   1. Common Areas: The Common Area amendment was read aloud and approved via voice vote.
   2. Signage: The Signage amendment was read aloud and approved via voice vote.
6. Old Business:
   1. Bike rack: Dinei Florencio sent out potential options for a bike rake to be added. Those present did not have sufficient interest in adding the bike rack due to lack of potential use and taking up space either in the parking lot or on the sidewalk. It was decided not to proceed with the bike rack at this time.
   2. Picnic Table: Dinei Florencio shared the cost of obtaining and installing a picnic table. Those present agreed that a picnic table may attract the homeless to encamp on the property. It was decided that a picnic table would not be added.
   3. Map of HVAC: Darren had provided the contact info for Heattransfer. The issue was resolved via the information in the reserve study.
   4. Hole in the wall: The hole in the wall still needs repair.
   5. Building Security: Adding security cameras to cover the parking lot was discussed. It was decided that individual owners could obtain security systems and/or cameras to provide security for their individual suites rather than having a system for the whole building.
   6. Burned out light: It was mentioned that a lightbulb is still burned out near the elevator in a high ceiling. Darren will get the lightbulb replaced.
7. New Business:
   1. Doors to garbage area are difficult to close. Darren will investigate getting the hinges repaired again.
   2. Lights on the monument sign are burned out. Darren will see that the lights are replaced.
   3. Fan in upstairs men’s room is not working. Darren will look into this problem.

There was no other business and the meeting concluded.