

**EMPRESS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
Thursday, April 2, 2026  
Location: Social Room**

**MINUTES**

**1. CALL TO ORDER**

Bill Borland called the meeting to order at 9:30 a.m.

**2. PROOF OF NOTICE**

Notice of meeting was posted in the Mail Room on March 31, 2026.

**3. ROLL CALL**

Present: Bill Borland, Lee Schuster, Kevin Levreault, Jeff Vernimb and Susan Goodman.

**4. APPROVAL OF MINUTES**

Lee Schuster made motion to approve the previous meeting minutes; Jeff Vernimb seconded. Approved unanimously.

**5. TREASURERS REPORT**

Susan Goodman provided a report on the Empress' current financial status.

**6. OLD BUSINESS**

**Approval of Hotwire Door Fee to Reserves:** Lee Schuster provided a brief explanation of the door fee. Bill Borland made a motion to allocate the \$40,950.00 Hotwire Door Fee to the Reserve line item under Structure 255-027. The motion was seconded by Susan Goodman and approved unanimously.

**Exercise Room Committee Report:** Kevin Levreault, Chairperson, reported on recent improvements to the Exercise Room, including reconfiguring the layout to maximize space, the addition of new equipment and shelving, and a fresh coat of paint.

**7. NEW BUSINESS**

**Defibrillator for Pool Area:** Susan Goodman presented the cost of purchasing an additional defibrillator for the Pool Area. It was agreed to move forward with the purchase, and as next season approaches, arrangements will be made to have an instructor come to the Empress to provide training on its use.

**Parking Lot Resurface Investigation & Vendor Selection:** Throughout the summer months, we will be assessing potential options and determining the preferred course of action for the parking lot.

**Catwalk Inspections:** We have been conducting self-inspections of the catwalks for signs of spalling and will repeat these inspections next year to monitor progression. If significant changes are observed, we may consider adjusting our inspection schedule from every ten years to every five years to stay ahead of potential issues.


**8. GENERAL DISCUSSION**

Sonia Fedak thanked the Board of Directors and Empress Staff for a great job they are doing.

**9. ADJOURNMENT**

Bill Borland made motion to adjourn; Jeff Vernimb seconded. Unanimously approved. Meeting was adjourned at 9:50 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Deb Taylor". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

*Deb Taylor, LCAM  
For the Board of Directors*

\*\*\*Subject to Approval\*\*\*