

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, January 19, 2023
Location: Social Room**

MINUTES

1. CALL TO ORDER

Bill Borland called the meeting to order at 10:30 a.m.

2. PROOF OF NOTICE

Notice of meeting was posted in the Mail Room on January 17, 2023.

3. ROLL CALL

Present: Bill Borland, Carl Valdiserri, Mike Vinyon, Jaimie Kiefer and Lee Schuster.

4. APPROVAL OF MINUTES

Mike Vinyon made motion to approve the previous meeting minutes; Carl Valdiserri seconded. Approved unanimously.

5. TREASURER'S REPORT

Mike Vinyon gave a brief explanation of 2022 expense, most of which were due to higher insurance costs.

6. OLD BUSINESS

❖ **Project Status Reports**

- **Concrete Restoration**
Carl Valdiserri explained the three (3) phases of the concrete restoration. The Empress has received favorable reports so far. Costs have been comparatively less than neighboring condominiums.
- **Painting of Balconies that were repaired.**
If your balcony was worked on and the waterproofing doesn't match, let Office know as the Association will have those balconies re-painted. If there was no balcony work done and you choose to have your balcony painted, that is also possible for a fee. More details to follow. Discussion followed.
- **Parking Lot Lights**
Project will be done in mid-March to comply with the Turtle Police. Discussion followed.
- **Door Replacement Project**
Installation is almost completed, and tile/stucco work will follow.
- **Re-sealing of parking lot**
Parking lot will probably be done within the next month. We wanted to delay until summer, but it is necessary to get the cracks fixed.

- o **New Shutters for Social Room & Exercise Room**

Accordion shutters to be installed for the Social Room and Exercise Room to help Maintenance expedite preparing the Empress for a hurricane.

It was also requested that local owners that visit on weekends, etc., during hurricane season, to make sure shutters are closed, outside furniture brought inside and doormats removed when leaving property.

7. NEW BUSINESS

- ❖ **Building Security**

Jaimie Kiefer is forming a committee to see how other buildings are handling security, legal ramifications and will reach out to the community to see how deliveries can be improved at the Empress.

8. GENERAL DISCUSSION

- ❖ Discussion over turtle lighting requirements.
- ❖ Suggestion was made for electrical vehicle charger stations. Discussion followed.
- ❖ Suggestion was made to postpone parking lot re-sealing until May.
- ❖ Question was raised with regard to security if there are more renters than usual; answer is no.
- ❖ Overwhelming thanks was given to Ted Blanchard for his time and all of the Empress knowledge he has shared with the Board.

9. ADJOURNMENT

Carl Valdiserri made a motion to adjourn the meeting; Jaimie Kiefer seconded. Approved unanimously. Meeting adjourned at 11:05 p.m.

Respectfully submitted,



*Deb Taylor, LCAM
For the Board of Directors*

Subject to Approval