

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, October 21, 2021
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 and on the Lobby monitor on October 19, 2021.

3. ROLL CALL

Present: Mike Vinyon, Carl Valdiserri, Bill Borland, Steed Johnson and Jaimie Kiefer. Howard DaCosta was present by telephone.

4. APPROVAL OF MINUTES

Bill Borland made motion to approve the minutes from August 12, 2021; Jaimie Kiefer seconded. Approved unanimously.

5. TREASURER'S REPORT

Mike Vinyon gave a brief update on Empress financials.

6. OLD BUSINESS

- ❖ Pickleball Courts – Proposal submitted to modify the tennis courts to add two (2) new pickle ball courts for a total of three (3) pickleball courts and purchase two (2) new nets. Motion to accept proposal was made by Carl Valdiserri; seconded by Mike Vinyon. Approved unanimously.

7. NEW BUSINESS

- ❖ Concrete Restoration Project – Jaimie Kiefer gave a brief history of the structural repairs that have always been made at the Empress and continue to do so on an ongoing basis and how issues may be discovered. Jaimie then informed that as a result of the CSM Engineering report there will be continuing concrete restoration work to be done.

Floor was opened for questions and discussion followed.

- ❖ Budget 2022 – Mike Vinyon explained that budget had a 5-6% increase and should be sent out to owners. Carl Valdiserri made motion; Mike Vinyon seconded. Approved unanimously.

8. GENERAL DISCUSSION

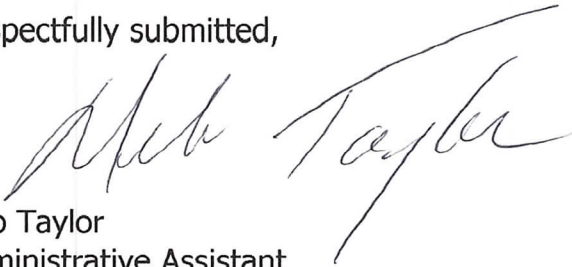
- ❖ Bill Borland gave an update on the upcoming beach renourishment. Start date anticipated first week in March ending mid-April.
Discussion followed.
- ❖ Bi-Directional Amplifiers have been delayed until January 2024.
- ❖ Question was asked when pickleball courts will be ready and Mark Banta informed that company is six to eight weeks out.

- ❖ Question was asked regarding projected goal for Reserves and Mike Vinyon explained that the Reserves change from year to year. Discussion followed.
- ❖ Shelly Mahoski announced that the Social Committee will be having a Meet & Greet for Halloween outdoors. Bring your own food and drink.

9. ADJOURNMENT

- ❖ Bill Borland made motion to adjourn; Jaimie Kiefer seconded. Unanimously approved. Meeting was adjourned at 11:03 a.m.

Respectfully submitted,



Deb Taylor
Administrative Assistant

Subject to Approval