

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Tuesday, October 27, 2020
Location: Social Room**

MINUTES

1. CALL TO ORDER

Steed Johnson called the meeting to order at 10:30 a.m.

2. PROOF OF NOTICE

Notice of meeting was posted in the Mail Room and elevator on October 23, 2020.

3. ROLL CALL

Present: Mike Vinyon, Carl Valdiserri, Bill Borland and Steed Johnson; Carl Visscher was present by telephone. Howard DaCosta, Property Manager was also present.

4. APPROVAL OF MINUTES

Carl Valdiserri made a motion to waive the reading of the April 14, 2020 minutes; Mike Vinyon seconded. Approved unanimously.

5. TREASURER'S REPORT

Mike Vinyon advised on the money spent so far on the elevator modernization.

6. NEW BUSINESS

2021 Budget

Mike Vinyon explained that insurance was the biggest increase in the budget; then went on to explain other changes in the 2021 budget. Mike Vinyon motioned to approve; Carl Valdiserri seconded. Approved unanimously.

Locks/Doors

Discussion on replacing existing locks when it becomes necessary to possibly replacing with fobs. Will be further discussed at a later date.

Stairwell doors are getting harder to maintain; possibly replacing with fiberglass doors. Steed Johnson made a motion to purchase one (1) door and see how it holds up; Carl Visscher seconded.

Bi-Directional Amplifier System

Bill Borland explained the new law; we are in communication with the Fire Marshall. We are set up for the survey and will wait until further notice from the Fire Marshall.

Elevator Install Schedule

Jaimie Kiefer gave a brief update on the modernization. They are working on schedule; machinery has been delivered.

Social Room Opening

Discussion with regard to resuming activities in the Social Room; discussion followed. Steed Johnson made a motion to open the Social Room under the conditions that masks must be worn, social distancing and a group limit of 15 people; Carl Visscher seconded. Approved unanimously.

7. GENERAL DISCUSSION

Suggestion was made to put in HEPA filters in the air conditioners in the Social Room and Lobby during this time of Covid-19.

Discussion on land across the street.

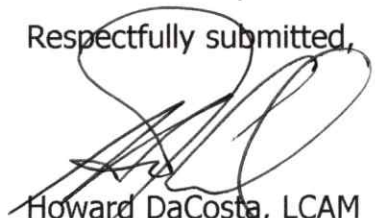
Discussion on shutters in Social Room.

Pictures of the elevator modernization were requested by an owner.

8. ADJOURNMENT

Carl Visscher made motion to adjourn; Carl Valdiserri seconded. Approved unanimously.

Respectfully submitted,



Howard DaCosta, LCAM
For the Board of Directors
HD/dlt

Subject to Approval