

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, October 27, 2022
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 25, 2022.

3. ROLL CALL

Present: Bill Borland, Jaimie Kiefer, Carl Valdiserri, Mike Vinyon 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 update on the upcoming budget with the increases due to an increase in building's value, 62% insurance increase and the new State laws requiring reserves go from a Pooled Reserve back to a Straight-line reserve; as a result there will be a 14% increase in Quarterly Assessments.

Discussion followed.

6. NEW BUSINESS

- ❖ Budget 2023 – Mike Vinyon made motion that the budget be mailed out to owners; Bill Borland seconded. Approved unanimously.

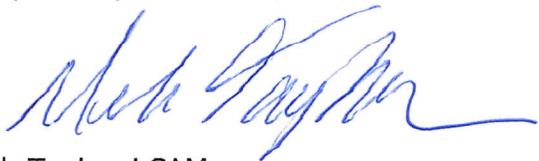
7. GENERAL DISCUSSION

- ❖ Question was asked about the painting of balcony railings; Answer - railings will be painted when the building is painted.
- ❖ Kitchen Pipe Stack Lining project was moved forward and began on October 10th. Completion of project delayed due to some unforeseen complications.
- ❖ Question was asked with regard to dogs in the building; discussion followed.
- ❖ Question was asked if more than 24 hours notice of meeting could be given to owners; Answer – notices are posted 48 hours prior to meeting as required by law and there is also a list of meeting days posted in the Mail Room for all upcoming 2022-2023 Board meetings.
- ❖ Question was asked regarding the parking lot lights on North end have been off; Answer – there were turned off because we were in violation with the Turtle Police and will be turned back on November 15th, the conclusion of Turtle Season.
- ❖ Question was asked regarding re-sealing parking lot; Answer – Parking lot will be re-sealed once the construction company leaves.

8. ADJOURNMENT

- ❖ Lee Schuster made motion to adjourn; Mike Vinyon seconded. Unanimously approved. Meeting was adjourned at 11:00 a.m.

Respectfully submitted,



Deb Taylor, LCAM
For the Board of Directors

Subject to Approval