

**EMPRESS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
Thursday, February 15, 2018  
Location: Social Room**

**1. CALL TO ORDER**

Carl Visscher called the meeting to order at 10:30 a.m.

**2. PROOF OF NOTICE**

Notice of meeting was posted in both the Mail Room and the elevators on February 13, 2018.

**3. ROLL CALL**

Present: Carl Visscher, Carl Valdiserri, Mike Vinyon and Bob Christianson. Present by telephone was Steed Johnson. Also present was Howard DaCosta, Property Manager.

**4. APPROVAL OF MINUTES**

Carl Valdiserri made a motion to approve the minutes from November 16, 2017; seconded by Bob Christianson. Approved unanimously.

**5. OLD BUSINESS**

❖ **Update on unit foreclosure status.**

Bob Christianson gave an explanation of the process.

Discussion followed.

**6. NEW BUSINESS**

❖ **Work order for repairs to Common Areas and status reporting of same.**

Carl Visscher explained the current work order procedure. He then turned it over to Carl Valdiserri for further explanation of the proposal of a temporary Maintenance Repair Committee, Joe Uras and Bob Fedak, who would walk the property with Howard DaCosta. Carl Valdiserri made a motion for the three (3) month trial period of said committee; seconded by Bob Christianson. Approved unanimously.

Howard DaCosta informed the community of the recent visit by the St Lucie County Fire Marshall who complimented the Empress on being one of the most well kept properties on the island. He also made those attending aware of the Maintenance and Cleaning Manuals that are already in existence for staff to follow.

**7. COMMUNITY INPUT**

❖ Chuck Shelton gave a brief update of what is happening with the President's Council.

a.) Proposed Atlantic Substance Treatment Center north of the Power Plant.

b.) All Aboard Florida is a dead issue.

c.) Sand, beach and dunes.

Anyone who wants to attend meetings is welcome to do so.

- ❖ Question was raised with regard to who is responsible for pipes in the wall.

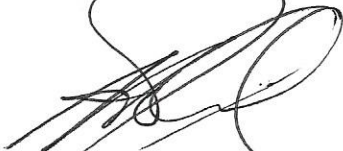
Discussion followed.

The Board agreed to look into this further.

**8. ADJOURNMENT**

Motion to adjourn was made by Carl Visscher; seconded by Mike Vinyon. Approved unanimously.  
The meeting was adjourned at 11:30 a.m.

Respectfully submitted,



Howard DaCosta, LCAM  
For the Board of Directors

HD/dlt