

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, February 17, 2022
Location: Social Room**

MINUTES

1. CALL TO ORDER

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

2. PROOF OF NOTICE

Notice of meeting was posted in the Mail Room and on the Lobby monitor on February 15, 2022.

3. ROLL CALL

Present: Bill Borland, Jaimie Kiefer, Carl Valdiserri, Mike Vinyon and Lee Schuster. Also present was Howard DaCosta, Property Manager.

4. APPROVAL OF MINUTES

Carl Valdiserri made motion to approve the minutes from the last meeting; Jaimie Kiefer seconded. Approved unanimously.

5. NEW BUSINESS

❖ **Special Assessment for Concrete Maintenance Project**

Jaimie Kiefer reviewed the Vault Room Restoration Project and informed owners the Pool entrance area will be completed soon.

She also gave a brief review of the engineer's findings of the building inspection and subsequent bid process which included the replacement of doors and frames for the stairwell doors, garbage chute doors, 2nd floor restroom and Storage Room doors, vault double doors and Machine Room back door as well as the concrete repair. She added these were separated out when it was decided there would be benefits in doing so and given the overall cost for the two (2) projects, the need for a Special Assessment was indicated.

Bill Borland explained that the Special Assessment will be in the amount of \$575,000 and will take place over four (4) quarters beginning on April 1, 2022.

Carl Valdiserri made a motion to move forward for the passing of a Special Assessment; Jaimie Kiefer seconded. Approved unanimously.

A notice will be sent to all owners.

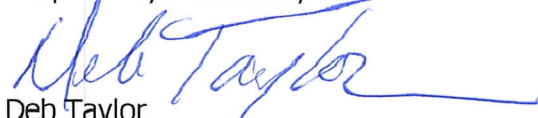
6. GENERAL DISCUSSION

Owner requested that the Social Room/Kitchen area needs remodeling.

7. ADJOURNMENT

Carl Valdiserri made motion to adjourn; Jaimie Kiefer seconded. Approved unanimously. Meeting adjourned at 10:45 a.m.

Respectfully submitted,



Deb Taylor
Administrative Assistant
For the Board of Directors