

**EMPRESS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
Wednesday, February 20, 2019  
Location: Social Room**

**MINUTES**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

**3. PROOF OF NOTICE**

Notice of meeting was posted in the Mail Room and elevators on February 18, 2019.

**4. APPROVAL OF MINUTES**

Motion to waive the reading of the previous meeting minutes was made by Steed Johnson; seconded by Bob Christianson. Approved unanimously.

**5. NEW BUSINESS**

**President's Council**

Chuck Shelton informed all that FEMA has withdrawn funding for the Beach Renourishment; more information is available on the President's Council website. Discussion followed.

Bob Christianson informed the membership of issues that were discussed at the President's Council Meeting which included Emotional Support animals, collection of past due Association fees and electric car charging stations; discussion followed.

**Unit #701**

Bob Christianson informed the membership that the bank is foreclosing on the property, things are moving ahead but it is a very slow process. Discussion followed.

**Pickle Ball Court**

Carl Visscher informed the membership that there will be Pickle Ball lines installed on the West tennis court with blended lines. Howard DaCosta informed that this will be done within a week or so. Discussion followed.

**Parking Lot Lights Status**

Carl Valdiserri discussed the parking lot light changes that were distributed to each Board member, cost to be incurred approximately \$9,000. Discussion incurred with regard to the need of new parking lot lights. Howard DaCosta will have St Lucie County Environmental inspect the new lighting prior to Turtle Season. Bob Christianson made a motion to proceed with the plan for the new parking lot lights; Mike Vinyon seconded. Unanimously approved.

**Dog Barking**

Steed Johnson informed that there are 17 dogs in residence and that there have been several complaints of barking dogs and dogs doing business in elevators, Lobby, Portico, etc.

Carl Valdiserri informed of options: do nothing, change the documents that would permit no more dogs, grandfather the dogs that are here now and grandfather the owners that have dogs to replace their dog if necessary.

Owner requested that the trash receptacle for dog waste be moved away from the grill area. Discussion followed.

Owner suggested bark collar for the barking dogs. Discussion followed.

The question was raised about guests' dogs and the membership was informed that guests are not permitted to have dogs. Discussion followed.

Dog issues will be addressed in the next Empressions. If there are any future issues, a survey will be sent out to unit owners. Discussion followed.

**Stack #6 Main Drain Pipe**

Carl Valdiserri informed the membership of the thin piping in stack #6. Thirty feet of pipe replacement will take place to make proper repairs.

Because of remodeling improvements that have taken place in units, he requested that we tighten up on the contractor's rules including drawings, etc. to be included in an amended Remodeling Authorization Form before approval is given. Discussion followed.

**Comcast**

Howard DaCosta informed the membership that the contract is signed and in place; letters will be sent to each unit owner with all the information they need about the change. Discussion followed.

**6. GENERAL DISCUSSION**

It was requested that some of the chairs in the Social Room be reupholstered. Discussion followed.

It was brought to the attention of the Board that there has been a laxness of the Pool Rules, beverages in the pool, etc. It should be included in the Empressions. Steed Johnson asked that if specific names can be turned into the Office, the Board and Management could follow up on such infractions more efficiently. Discussion followed.

**7. ADJOURNMENT**

Bob Christianson made motion to adjourn; Carl Valdiserri seconded. Unanimously approved.

Respectfully submitted,

A handwritten signature in purple ink, appearing to read "Howard DaCosta". The signature is stylized with a large loop at the top and a long horizontal stroke at the bottom.

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

\*\*\*Subject to Approval\*\*\*