

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, March 18, 2021
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 in the elevator on March 16, 2021.

3. ROLL CALL

Present: Jaimie Kiefer, Mike Vinyon, Carl Valdiserri and Bill Borland. Steed Johnson was present by telephone.

4. APPROVAL OF MINUTES

Jaimie Kiefer made motion to approve the minutes from January 7, 2021; Carl Valdiserri seconded. Approved unanimously.

5. TREASURER'S REPORT

Mike Vinyon gave a brief update on Empress financials.

6. OLD BUSINESS

- ❖ Elevator Status – Jaimie Kiefer gave a brief update on the elevator modernization and by early May, both elevators should be in full operation.
- ❖ Front Gate Status – Carl Valdiserri gave an update on the replacement of the concrete pad at the front gate, the new motor drive and chain linkage installed and installation of the RFID gate entry system.
- ❖ Beach Renourishment – Bill Borland gave an update that all construction easements have been submitted and only two (2) properties on the Island are not participating. President's Council has requested the Island condominiums send letters to the government officials, etc. regarding the County study done on how much revenue the Island contributes to the County.

7. NEW BUSINESS

- ❖ Building Painting and Railings – The building painting is 3-4 years out and it is legally the owner's responsibility to paint the railings; the Board of Directors will recommend a painting contractor for such. Discussion followed. Mike Vinyon made a motion that the Association pay for painting of the railings at the time the building is painted; Jaimie Kiefer seconded. Approved unanimously.
- ❖ Garage Doors – Bill Borland brought up for discussion the rusty panels on the garage doors and explained that they were under warranty and proposed the rusty panels be replaced under the warranty and the labor for installation be paid by the Association. Discussion followed. Carl Valdiserri made motion for the Association to pay labor costs; Jaimie Kiefer seconded. Approved unanimously.
- ❖ Maintenance Issues – Jaimie Kiefer explained homeowner versus Association responsibility when it comes to leaks, etc. Moving forward the Board will be outlining the steps that owners should take in case of leaks, etc. Discussion followed.

- ❖ Pickleball Courts – Bill Borland turned it over to Dan Christie. Dan made a presentation requesting an additional pickleball court and portable pickleball equipment. Discussion followed. Steed Johnson made a motion to have the tennis courts looked at structurally before doing any modifications; seconded by Jaimie Kiefer. Approved unanimously.

8. GENERAL DISCUSSION

- ❖ Carl Valdiserri updated that the Empress may be approaching electrical capacity with FPL. He suggested that upon Howard's return, he look into this as we are continually adding tankless water heaters, larger air conditioners and at some future date car charging stations.
- ❖ It was asked if the pool side tables could be cleaned.
- ❖ Cigarette butts were once again found on the upper balconies.

9. ADJOURNMENT

- ❖ Bill Borland made motion to adjourn; Carl Valdiserri seconded. Unanimously approved. Meeting was adjourned at 11:40 a.m.

Respectfully submitted,



Deb Taylor
Administrative Assistant

Subject to Approval