

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, March 21, 2019
Location: Social Room**

MINUTES

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 the Mail Room and elevators on March 19, 2019.

3. ROLL CALL

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

4. APPROVAL OF MINUTES

It was unanimously approved to waive the reading of the February 19, 2019 minutes.

5. TREASURER'S REPORT

Mike Vinyon gave a report on the fund balance of the Empress.

6. OLD BUSINESS

Unit #701

Bob Christianson informed the membership that the mortgage company has begun proceedings on the foreclosure and according to the St. Lucie County Clerk of Court's public information available a trial date will be set sometime in the near future.

Pickle Ball Court

Sue Gedney gave a report on participation.

Parking Lot Lights Status

Carl Valdiserri gave an update with options. Previous Board approval will stand.

Dog Walk Area

Howard advised that the dog walk area has been separated from the Barbeque Area.

Stack #6 Main Drain Pipe

Carl Valdiserri advised that it did not go as smoothly as expected. Thanks to the unit owners for their patience and cooperation.

Comcast

Howard DaCosta advised that Comcast has sent a letter to the owners containing instructions for obtaining information on the new services beginning on 4/1/19 and a letter pertaining to the event on 4/18/19 in the Social Room. Discussion followed.

7. NEW BUSINESS**Dune Renourishment**

Chuck Shelton gave a handout and spoke of the Empress Erosion Control Line.

Parking Lot Paving

Howard explained we have currently received two (2) quotes for the paving; third quote pending. Discussion followed.

Dune Walk-Over Stairs

Discussion regarding the present dune walk-over stairs. Bob Christianson made a motion to connect the existing stairs; seconded by Carl Visscher. Approved unanimously.

8. GENERAL DISCUSSION

Question was raised with regard to the painting of the balcony railings. Discussion followed.

Question was raised with regard to the coconut trees. Discussion followed.

9. ADJOURNMENT

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

Respectfully submitted,



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