

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, April 26, 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 April 24, 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

Motion was made by Carl Valdiserri to approve the minutes from the meeting on March 15, 2018; seconded by Bob Christianson. Approved unanimously.

5. TREASURER'R REPORT

Mike Vinyon discussed the financials; good cash position. Bob Christianson discussed the attorney and status of foreclosure on unit #701.

6. OLD BUSINESS

Bob Christianson discussed the matrix for the areas of responsibility and the attorney's review and opinion.

Carl Valdiserri gave a summary of the meeting with ThyssenKrupp with regard to the elevators operation and safety.

Carl Valdiserri presented an overview of the Inspection Update.

7. NEW BUSINESS

Our current cable contract is nearing the end; anyone interested in being on the Bulk Cable Contract Renewal Committee should submit their name to the Empress Office.

Rusty garage door panels will be replaced under warranty.

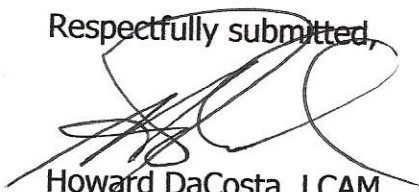
8. COMMUNITY INPUT

Discussion regarding Board meetings and pool repairs during the summer, grounding wires on the roof and the A/C stands on the roof.

9. ADJOURNMENT

The meeting was adjourned at 11:40 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Howard DaCosta', written over the text 'Respectfully submitted,'.

Howard DaCosta, LCAM
For the Board of Directors

HD/dlt

*** Subject to Approval ***