

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, April 4, 2024
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 on April 2, 2024.

3. ROLL CALL

Present: Bill Borland, Jaimie Kiefer, Carl Valdiserri, Mike Vinyon and Lee Schuster.

4. APPROVAL OF MINUTES

Bill Borland made a motion to approve the minutes from the last meeting; Jaimie Kiefer seconded. Approved unanimously.

5. TREASURER'S REPORT

Mike Vinyon gave a brief summary of the Empress' finances. He informed all that \$300,000 of the Reserves had been put into CD's.

6. NEW BUSINESS

- ❖ Carl Valdiserri gave a summary of the upcoming building painting and discussed the painting of the railings (see attached) and will be submitted to the Association's attorney for legal advice for review and then placed into the Empress documents.

The Board also outlined the Owners Options that will be available at a cost to the unit owner which include, exterior painting of the unit door, exterior priming and painting of the unit catwalk window frames and exterior priming and painting of the unit's sliding glass door frames. These options and costs will be sent to each unit owner in the very near future.

Owners were also reminded to remove all screens from windows and sliding doors, patio furniture and any outside wall hangings before they leave property as Maintenance will not be responsible for the removal of anyone's furniture. If no arrangements are made and Maintenance is required to move any of the aforementioned items, the unit owner will be billed.

After discussion, Bill Borland made a motion to approve the proposed contract and all options; seconded by Jaimie Kiefer. Approved unanimously.

7. GENERAL DISCUSSION

Bill Borland informed everyone that the Sand Replenishment Project is slated for 2025-2026.

Bill Borland extended thanks to all those who have volunteered their time to the Empress Fire Watch. The volunteer hours have saved the Empress a considerable amount of money.

The issue of the Guard House locks and painting of the North and South wall caps will be addressed.

8. ADJOURNMENT

Borland made a motion to adjourn; Carl Valdiserri seconded. Approved unanimously. The meeting adjourned at 11:10 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Deb Taylor". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

*Deb Taylor, LCAM
For the Board of Directors*

BALCONY RAILING PAINTING

3/31/2024

BASED OF THE PREMISE THAT THE MOST ECONOMICAL PAINTING OF THE BALCONY RAILINGS OCCURS CONCURRENTLY WITH PAINTING OF THE ENTIRE BUILDING STRUCTURE, THE CONDO ASSOCIATION WILL BE RESPONSIBLE FOR THIS COST DURING SUCH TIMES. DURING THE PERIODS BETWEEN BUILDING PAINTING PROJECTS MAINTENANCE OF BALCONY RAILINGS IS THE RESPONSIBILITY OF THE INDIVIDUAL UNIT OWNER