EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Friday, September 13, 2019
Location: Social Room

MINUTES

1. **CALL TO ORDER**

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

2. **PROOF OF NOTICE**

   Notice of meeting was posted in the Mail Room and elevator on September 11, 2019.

3. **ROLL CALL**

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

4. **APPROVAL OF MINUTES**

   It was unanimously approved to waive the reading of the April 10, 2019 minutes.

5. **NEW BUSINESS**

   Steed introduced the elevator topic. The cost to fix the generator is $20,000; Steed asked for motion to move forward with the repairs so that we can get the South elevator up and running. Carl Valdiserri made motion to move forward and repair the generator, Carl Visscher seconded; approved unanimously.

   It was decided to obtain quotes for total modernization of elevators from other vendors.

6. **GENERAL DISCUSSION**

   Question was raised about replacing elevator rather than repair; discussion followed.

   Question was asked regarding the Reserve balance for the elevator.

   Discussion followed regarding parking lot and parking spaces available.

   Discussion followed regarding pool area.

7. **ADJOURNMENT**

   Carl Valdiserri made motion to adjourn; Carl Visscher seconded. Approved unanimously. The meeting was adjourned at 11:05 a.m.

Respectfully submitted,

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

Subject to Approval