

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, January 23, 2025
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 Tuesday, 1/21/2025.

3. ROLL CALL

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

4. APPROVAL OF MINUTES

Bill Borland made a motion to approve the previous meeting minutes; Lee Schuster seconded.
Approved unanimously.

5. TREASURERS REPORT

Mike Vinyon deferred to give a Treasurer's Report until the Annual Meeting on February 3, 2025.

6. NEW BUSINESS

- ❖ **Internet/TV Selection:** Lee Schuster gave a summary of the findings of the Bulk Cable/Internet for the Association

After weeks of negotiations, the Committee narrowed it down to two (2) vendors and met again with each of them.

After these meetings, the Committee is recommending Hotwire/Fision as the selected vendor to replace the current Comcast/Xfinity contract.

Discussion followed.

Bill Borland made a motion appoint the Bulk Cable/Internet contract to Hotwire/Fision; seconded by Carl Valdiserri. Approved unanimously.

- ❖ **Remodeling Rule Changes:** Carl Valdiserri explained that the Lobby traffic is very restricted during peak season due to the number of contractors in the building. We are looking into imposing a moratorium on any remodeling for the months of November through May, which would include any remodeling project lasting more than two (2) weeks.

After seeking advice from our Attorney, it was decided that the Board will send out a survey to all unit owners before proceeding with any rule changes.

- ❖ **Garage Doors:** After receiving quotes on replacement of the garage doors over the summer, it was decided that it would be more cost-effective to have the garage doors painted. The doors are to be repainted by Twin Palms Builder and will be repeated every few years and put into the Reserves.
- ❖ **Parking Lot Drains:** Drain repairs were completed last week and as a result other drainage issues were discovered.

Bill Borland explained we are currently having an engineering firm come in and survey the parking lot and report on what needs to be done to remedy this situation.

7. GENERAL DISCUSSION:

- ❖ Bill Borland wanted to publicly acknowledge both Jaimie Kiefer and Mike Vinyon as they will be leaving the Board of Directors. He thanked them both for their years of service not only to the community but to him personally. Carl Valdiserri also made an elegant and humorous farewell tribute to Jaimie and Mike. The unit owners attending gave them a standing ovation.
- ❖ Question from owner with regard to unleashed dogs and dogs in Common Areas. The attendees were advised that pet owners need to obey the rules, as it states in the rules that a leash must be on their dog at all times and dogs are not permitted in Common Areas.
- ❖ Question from owner with regard to the elevator service. Discussion followed.

8. ADJOURNMENT

- ❖ Carl Valdiserri made motion to adjourn; Bill Borland seconded. Unanimously approved. Meeting was adjourned at 11:10 a.m.

Respectfully submitted,



*Deb Taylor, LCAM
For the Board of Directors*

Subject to Approval