



Board of Directors Meeting Minutes

Date: March 14, 2023

Time: 6:00pm

Location: **Office, Zoom**

Board Members:

Present (Note the # required for quorum = 4) 4			
Christian Thomas-President	Curtis Wade-Wojnicz-Secretary	Olga Gallego-Treasurer	Monica Garcia-Vice President
Kathy Beer-Member			

Minutes:

Agenda	Discussion	Tasks/Conclusion	Responsibility
<i>Establish Quorum @6:02 PM</i>	Monica Garcia arrived via Zoom at 6:14 PM.	Roll Call	Curtis Wade-Wojnicz - Secretary
<i>Call to order @6:05 PM</i>	Technical issues with Zoom delayed the start of the meeting.		Christian Thomas - President
<i>Old Business@6:12 PM</i>	<p>Renovation of Swimming Pool – PMG presented renderings from one vendor and bids from five vendors on resurfacing the pool deck (to include the cabana area) and basin. Pros and cons of beginning work ASAP and delaying the opening of the pool vs. waiting until the autumn to begin renovation work were discussed. Cost: \$138,000.00</p> <p>Slab Leveling for 153-158 – PMG presented bids from three vendors to conduct this work. The scope and detail of the bids varied greatly, and the most thorough bid with the greatest scope of work (to include piers under the center of the slab) was selected. Due to the hazard presented to the slab by adjacent trees, root guards were also discussed, as well as pricing a subterranean drip irrigation system to keep the slab and surrounding soil moist and stable. Cost: \$90,320.00</p>	<ul style="list-style-type: none"> • Board decides to begin work ASAP to avoid risk of harm to residents and guests caused by dilapidated brickwork and electrical hazards • Kathy motions to accept Warren Pools’ proposal <ul style="list-style-type: none"> ▪ Curtis seconds the motion • Discussion: <ul style="list-style-type: none"> ▪ No Discussion • Unanimous vote for yes • Motion carries. <hr/> <ul style="list-style-type: none"> • Board decides to install root guards when 153-158’s slab is levelled and to price the slab irrigation system • Curtis motions to accept Olshan Foundation Solutions’ proposal <ul style="list-style-type: none"> ▪ Olga seconds the motion • Discussion: <ul style="list-style-type: none"> ▪ No Discussion • Unanimous vote for yes • Motion Carries 	PMG and Board

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<i>New Business@6:57 PM</i>	Motorcycle/motorbike parking was discussed, as one or more residents own motorbikes, and car parking is already a limited resource.	<ul style="list-style-type: none"> Board decided to mark one motorcycle parking space for a resident who inquired and to ask PMG to review parking areas for additional motorcycle parking spaces 	Board
<i>Open Forum (N/A, since this was a special meeting)</i>			
Meeting adjourns at 7:01 PM - Monica motions to end the meeting, Curtis seconds the motion... Unanimous vote for yes.			

Submitted by: Curtis Wade-Wojnicz
(Secretary)

Date: March 16, 2023

Board Approved on Date: March 21, 2023