

CONCERTO LOFTS MAINTENANCE CORPORATION

Date: September 14, 2021
Time: Executive Session - 6:00 pm
 General Session- 7:00 pm
Location: **Via Zoom – The link will be emailed or please contact Andrea Thrower at andrea.thrower@seabreezgmt.com**

EXECUTIVE SESSION BOARD OF DIRECTORS MEETINGS: AGENDA

Note: Executive Session Meeting is closed to the membership per Civil Code §4925 (a)

I.	CALL EXECUTIVE SESSION TO ORDER – 6:00 PM
II.	APPROVAL OF MINUTES – JULY 7, 2021
III.	DELINQUENCY REPORT/ DELINQUENCY MATTERS
VI.	MEMBER DISCIPLINE
IV.	THIRD PARTY CONTRACTS
VI.	ADJOURNMENT

GENERAL SESSION BOARD OF DIRECTORS MEETING: AGENDA

I.	CALL GENERAL SESSION TO ORDER – 7:00PM
II.	EXECUTIVE SESSION DISCLOSURE
III.	HOMEOWNER FORUM
IV.	MINUTE APPROVAL – August 11, 2021
V.	FINANCIAL STATEMENT a. Acceptance of Financial Statement for August 2021, subject to audit.
VI.	DELINQUENCY ITEMS
VII.	UNFINISHED BUSINESS a. There are no unfinished business items for this meeting.
VIII.	NEW BUSINESS a. Reserve Study Report – Draft 1 b. 2022 Draft Budget – Draft 1 c. Audit and Tax Proposal – Fiscal Year End: 12/31/21 d. Rule Change Approval – Decorative Items at Front Doors e. Camera System Upgrade Proposal f. Exterior Lighting LED Upgrade Proposal g. Tree Trimming Proposal h. Reg 4 – Annual Fire Life and Safety Testing: September 18, 2021 @ 9am
IX.	NEXT BOARD MEETING: TBD – Please check the community bulletin boards. Management will also send email notification with the agenda and next meeting date as the time draws near.
X.	COMMUNITY REPORTS
XI.	ADJOURNMENT