

**CONCERTO LOFTS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
August 11, 2021**

NOTICE

Upon notice, duly given and received, the Concerto Lofts Maintenance Association General Session Meeting was to be held on August 11, 2021, at 7:00 p.m. via Zoom.

BOARD MEMBERS PRESENT

Matt Fernstrom
Ron Mancini
Gillian Ghazal
Brooke Eaton
Peter Leber

MANAGEMENT PRESENT

Andrea Thrower, Sr. Community Manager

CALL TO ORDER

The meeting was called to order at 7:01 p.m.

Executive Session Disclosure

The Board met in Executive session held prior to this meeting to approve and/or discuss the following:

- Member Discipline
- Delinquency
- Third Party Contracts
- Legal Matters

HOMEOWNER FORUM

There was one owner present, and the following topics were discussed:

- Website enhancement
- Pest control for exterior planters
- Access to roof for HVAC inspections
- Replacing interior windows and sliding glass doors for units/ specifications
- Community Safety/Access Control

CONSENT CALENDAR

Upon a motion duly made and seconded, the Board approved consent calendar items A and B. The motion passed unanimously.

- A.** The July 7, 2021, general session minutes were approved as presented.
- B.** The July 2021 financial statement was approved as presented.

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UNFINISHED BUSINESS

There were no unfinished business items for Board review.

NEW BUSINESS

Collection Policy Approval

It was motioned, seconded and approved to accept the Collection Policy drafted by Seabreeze Management to include any management fees for processing delinquent owner accounts. The motion passed unanimously.

Bike Registration- Update Inventory

This item was for Board discussion only. A bike registration list was provided to management. Notification will be sent to owners so that any old bikes can be removed, and current bike owners will receive a new sticker for registration.

Water Conservation Discussion

This item was for Board discussion only. Management provided water conservation tips found on the LADWP website

Annual Fire Life And Safety Testing Reminder

Management provided a reminder that the Annual fire life and safety testing is scheduled for September 18, 2021 beginning at 9 AM.

NEXT MEETING

The next Concerto Lofts Maintenance Corporation General Session Meeting has been scheduled for September 14, 2021.

ADJOURNMENT

There being no further business to come before the Board of Directors, the General Session was adjourned at 8:38 p.m.

SECRETARY'S CERTIFICATE

I, the duly appointed and acting Secretary of the Concerto Lofts Maintenance Corporation, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the minutes of the General Session Board of Directors meeting held on August 11, 2021.

Board Member

Date