



FLANCO CONDOMINIUM ASSOCIATION, INC.

MINUTES OF
MEETING OF THE BOARD OF DIRECTORS
February 15, 2017

Meeting was called to order at 8:24 PM, by President, Allen Roffman. The meeting was posted in the mailrooms with a 48hr notice.

Present: President- Allen Roffman

VP- David Bowen

Secretary- Tony LaMacchio

Directors- Steven Bussell, Larry Silver, Ilan Cohen, Maurice Kreindler, and Arlene Manheimer

Treasurer- Ralph Krady (absent)

FirstService Residential, Lara Schrier, Community Association Manager

FirstService Residential, Gary Bodner, VP

FirstService Residential, TR Beer, Regional Director

A motion was made by Maurice Kreindler, Director to approve the January 18, 2017 Board Meeting Minutes with no changes. The motion was seconded by Steven Bussell, Director. The motion passed unanimously.

1. FINANCIAL REPORT:

Lara Schrier, Manager reported on the February Financials. The Operating cash was \$161,782, the Reserves are \$966,520, and the Accounts Receivables are \$126,523. There are currently 52 units rented.

2. SUSPENSION OF USE RIGHTS:

A motion was made by Larry Silver, Director to approve restricting the use rights of #1608. The motion was seconded by Tony LaMacchio, Secretary. The motion passed unanimously.

3. BOARD ACTION ON PENDING VIOLATIONS:

On violation #1 a motion was made by Arlene Manheimer, Director and seconded by David Bowen, VP to approve the proposed violation on unit #1823, Igor Leyes and Michelle Chamas, Tenants for disposing of a couch improperly. The motion passed 7-1.

On violation #2 a motion was made by David Bowen, VP, and seconded by Steven Bussell, Director, to approve the proposed violation on unit #1404, Flower Group, LLC. For their contractor working without permits. The motion passed 7-1.

On violation #3 a motion was made by Arlene Manheimer, Director and seconded by David Bowen, VP to approve the proposed violation on unit #509, Castelblanco & Ovalle, LLC for nightly room rental. The motion passed unanimously.

On violation #4 a motion was made by David Bowen, VP, and seconded by Arlene Manheimer, Director to approve the proposed violation on unit #1108, Nicholas and Oliver Callens, Tenants for having a vehicle that has commercial lettering on it. The motion passed 7-1.

On violation #5 a motion was made by David Bowen, VP, and seconded by Maurice Kreindler, Director to approve the proposed violation on unit #1405, Diego Castro, Co-Applicant for removing the protective covering on the tile floor. The motion passed 7-1.

On violation #6 a motion was made by David Bowen, VP, and seconded by Maurice Kreindler, Director to approve the proposed violation on unit #2008, Uri Somech for improperly behaving at Meet the Candidate Evening. The motion passed 6-2.

4. BOARD DISCUSSION AND DECISION REGARDING EL DORADO USING THE FLAMENCO TOWERS POOL:

Larry Silver, Director made a motion to suspend the use of pool rights for El Dorado Residents effective March 1, 2017. The motion was seconded by David Bowen, VP. The motion passed unanimously.

5. COMMITTEE REPORTS:

Elevator/Remodeling:

David Bowen, VP reported that the Association is holding approximately \$18,500 from Schindler for the elevator modernization until the punchlist items are received.

Parking/Security:

David Bowen, VP reported that Linda will be reporting on the parking in the future. Linda commented that anyone having a 2nd vehicle may contact her for an extra space to avoid parking in guest.

David Bowen, VP reported that Security pay increases have been implemented.

Landscaping/Pool:

Lara Schrier, Manager reported the Olive Trees on the southside of Tower I and II were trimmed and there were new plants installed on the pool deck in the planters.

Housekeeping:

Steven Bussell, Director informed everyone that Capital Contractor Services has been requested to do a construction clean up.

Contracting:

Total's contracts for HVAC, and Plumbing are month to month, and Management is in the process of requesting competitive proposals.

6. COMMUNICATIONS:

#1809, Timoteo Saravia Morales, Unit Owner informed the Board that they had clothes in the washer that were taken out of the washer and somehow bleach got on the clothes and destroyed them. They are requesting reimbursement for the cost of the clothes.

7. ADJOURNMENT:

The meeting adjourned at 9:52PM