



FLANCO CONDOMINIUM ASSOCIATION, INC.

MINUTES OF
MEETING OF THE BOARD OF DIRECTORS
January 18, 2017

Meeting was called to order at 7:32 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
Treasurer- Ralph Krady
Directors- Steven Bussell, Larry Silver, Karen Paige, and Maurice Kreindler

Absent: Arlene Manheimer

FirstService Residential, Lara Schrier, Community Association Manager
FirstService Residential, TR Beer, Regional Director

A motion was made by Karen Paige, Director to approve the November 16, 2016 Budget Meeting Minutes with no changes. The motion was seconded by Maurice Kreindler, Director. The motion passed unanimously.

A motion was made by Steven Bussell, Director to approve the December 14, 2016 Special Assessment Minutes with no changes. The motion was seconded by Karen Paige, Director. The motion passed unanimously.

A motion was made by Karen Paige, Director to approve the December 14, 2016 minutes with no changes. The motion was seconded by Maurice Kreindler, Director. The motion passed unanimously.

A motion was made by Karen Paige, Director to approve the December 30, 2016 minutes with no changes. The motion was seconded by David Bowen, VP. The motion passed unanimously.

1. Financial Report:

The December financials were not ready, therefore Ralph Krady, Treasurer reported on the November Financials. The Operating cash was \$285,699 the Reserves are \$895,363 and the Accounts Receivables are \$133,228. There are currently 52 units rented.

2. SUSPENSION OF USE RIGHTS:

A motion was made by Karen Paige, Director to approve restricting the use rights of #104. The motion was seconded by Ralph Krady, Treasurer. The motion passed unanimously.

3. BOARD ACTION ON PENDING VIOLATIONS:

On violation #1 a motion was made by Karen Paige, Director and seconded by David Bowen, VP to approve the proposed violation. The motion passed unanimously.

On violation #2 a motion was made by David Bowen, VP and seconded by Karen Paige, Director to approve the proposed violation. The motion passed unanimously.

On violation #3 the Board opted to not move forward with a proposed violation.

4. BOARD DISCUSSION WITH G. BATISTA REGARDING THE 40 YEAR INSPECTION

G. Batista informed the Board that he recommends having the inspection completed, then providing a proposal to provide the bid specs. The Board inquired as to a timeline to complete the following; inspection, bid specs, bidding, selecting a contractor and performing the work, he was unwilling to commit to a timeline of 1 year, 2 years, etc. He was invited to ride the swing stage and look at the 23 and 24 line, he declined, stating it was not necessary that if selected for the inspection he would look then. He confirmed that due to the size of the project he was not willing to be the Engineer of record and complete the concrete restoration.

5. COMMITTEE REPORTS:

Elevator/Remodeling:

David Bowen, VP reported that the Association Counsel, Marnie Ragan will be sending a letter regarding the open items on the elevator punchlist. With regards to the hallway modernization; the modernization committee meets weekly, Capital is attempting to finish the PH level by the end of January, the door frames have commenced, and that front doors were scheduled for end of January.

Parking/Security:

David Bowen, VP reported the following Security staff have been given pay increases; Michael, Andres, Roberto and Frantz. The Association is sensitive to ensuring we are paying competitive wages. Linda reported that she has recently replaced a few faded red stickers and that she is assigning extra parking spaces to Residents on a regular basis.

Landscaping/Pool:

Ralph Krady, Treasurer reported the seasonal flowers on the pool deck during the cold weather were damaged, and will be replaced soon. The Olive Trees are scheduled to have a crown reduction on February 13th and 14th. The snake plants that have been on the pool deck for the last 7 years need to be replaced, the Association is researching a plant that will provide more color.

Housekeeping:

Steven Bussell, Director informed everyone that Kleen1 is doing the best they can to stay on top of the cleaning, however we are in construction mode. He also commented that it is extremely important to keep the elevator tracks clean.

Contracting:

No comments this month.

6. **COMMUNICATIONS:**

No communications this month.

7. **ADJOURNMENT:**

The meeting adjourned at 9:58PM