



FLANCO CONDOMINIUM ASSOCIATION, INC.

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

Meeting was called to order at 7:40 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, Ilan Cohen, Arlene Manheimer, and Maurice Kreindler

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

A motion was made by David Bowen, Vice President to approve the February 15, 2017 Board Meeting Minutes with the following change; Agenda item #4. Arlene Manheimer, Director voted against suspending the use of pool rights for El Dorado. The motion was seconded by Steven Bussell, Director. The motion passed 8-1 in favor of suspending El Dorado's use of pool rights.

A motion was made by Steven Bussell, Director to approve the February 27, 2017 Special Board of Directors Meeting Minutes. The motion was seconded by Maurice Kreindler, Director. The motion passed unanimously.

1. Financial Report:

Ralph Krady, Treasurer reported on the February Financials. The Operating cash was \$206,290 the Reserves are \$980,023 and the Accounts Receivables are \$134,983. There are currently 53 units rented.

2. SUSPENSION OF USE RIGHTS:

A motion was made by Larry Silver, Director to approve restricting the use rights of #107, #227, #802, #1228, #1405, and #1422. The motion was seconded by Steven Bussell, Director. The motion passed unanimously.

3. BOARD ACTION ON PENDING VIOLATIONS:

On violation #1, #2026 not returning carts to the main lobby, no action was taken.

On violation #2, #1809's children jumping on the furniture, banging on the piano keys, no action was taken.

On violation #3, #504 left vehicle in the fire lane, no action was taken.

On violation #4, #804 parked vehicle in front the handicap ramp for an extended period of time. A motion was made by Larry Silver, Director and seconded by David Bowen, VP to approve the proposed violation. The motion passed unanimously.

On violation #5, #1405 walked through the plastic barricade on the 1st floor and confronted Capital's flooring vendor. A motion was made by Steven Bussell, Director and seconded by David Bowen, VP to approve the proposed violation. Larry Silver, Director, Tony LaMacchio, Secretary, and Ilan Cohen, Director were against the motion. The motion passed 6-3.

On violation #6, #1404 Contractor did not cover the carpeting on the 14th floor while working, no action was taken.

On violation #7, #2008 verbal altercation with a Board Member on the 1st floor of Tower I, and in the main lobby, no action was taken.

4. BOARD DISCUSSION AND DECISION REGARDING 40 YEAR CERTIFICATION ENGINEER:

A motion was made by Larry Silver, Director and seconded by Tony LaMacchio, Secretary to approve G. Batista to perform the 40 year certification. Maurice Kreindler, Director, Ralph Krady, Treasurer, and David Bowen, VP were against the motion. The motion passed 6-3.

5. COMMITTEE REPORTS:

Elevator/Remodeling:

David Bowen, VP reported that there is no comment at this time with regards to the elevators. David did inform all that the Modernization Committee meets weekly, the walls are being painted, laundry room lighting baseboards, and ceiling are being completed.

Parking/Security:

David Bowen, VP reported that due to snowbirds beginning to depart very soon there will be more open parking spaces available for usage of Residents with 2nd vehicles. With regards to Security, new cameras are being installed at the loading docks of Tower I and II, as well as the main entrance, and a microphone with speaker is being installed in order to request that Residents do not block the main entrance.

Landscaping/Pool:

Ralph Krady, Treasurer reported new seasonal flowers have been planted at the main entrance. Additional umbrellas have been ordered for the pool deck.

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.

Contracting:

No comments this month.

6. COMMUNICATIONS:

No communications this month.

7. ADJOURNMENT:

The meeting adjourned at 9:55PM