



FLANCO CONDOMINIUM ASSOCIATION, INC.

MINUTES OF
MEETING OF THE BOARD OF DIRECTORS
May 17, 2017

Meeting was called to order at 7:39 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 (absent)

Treasurer- Ralph Krady

Directors- Steven Bussell, Larry Silver, Ilan Cohen

Arlene Manheimer, Director (left due to feeling ill)

Maurice Kreindler, Director (via conference call)

FirstService Residential, Lara Schrier, Community Association Manager

FirstService Residential, TR Beer, Regional Director

A motion was made by Steven Bussell, Director to approve the March 15, 2017 Board Meeting Minutes as written. The motion was seconded by Ralph Krady, Treasurer. The motion passed unanimously.

1. Financial Report:

Ralph Krady, Treasurer reported on the February Financials. The Operating cash was \$427,470 the Reserves are \$1,002.692 and the Accounts Receivables are \$133,759. There are currently 54 units rented.

2. SUSPENSION OF USE RIGHTS:

No units this month.

3. BOARD ACTION ON PENDING VIOLATIONS:

On violation #1, #1208 storing and riding a motorcycle on Flamenco Towers property. A motion was made by Ralph Krady, Treasurer and seconded by Steven Bussell, Director to approve the proposed violation. The motion passed unanimously.

On violation #2, #405 moving furniture on a weekend, was asked to stop and he continued. A motion was made by Steven Bussell, Director and seconded by David Bowen, VP to approve the proposed violation. The motion passed unanimously.

On violation #3, #1601 arrived to Flamenco Towers intoxicated, required the assistance of Security. No action taken.

4. BOARD DISCUSSION AND DECISION ON RELEASING FINAL PAYMENT TO SCHINDLER:

The Board of Directors requested that Management contact Marnie for a recommendation.

5. BOARD DISCUSSION AND DECISION ON THE FIRSTSERVICE RESIDENTIAL CONTRACT:

A motion was made by Ralph Krady, Treasurer, to approve the FirstService Residential Management Contract, pending legal language from Marnie and FirstService Residential. The motion was seconded by David Bowen, VP. The motion passed unanimously.

6. BOARD DISCUSSION AND DECISION ON THE TOTAL APPLIANCE RESIDENTIAL CONTRACT:

A motion was made by Steven Bussell, Director, to approve the Total Appliance Residential Contract, pending review by Marnie. The motion was seconded by Ilan Cohen, Director. The motion passed unanimously.

7. BOARD DISCUSSION AND DECISION ON THE CHANGE ORDER TO RENOVATE THE SERVICE HALLWAY OF TOWER I AND II:

A motion was made by Maurice Kreindler, Director, to approve the change orders to renovate the service hallways of Tower I and II. The motion was seconded by David Bowen, VP. The motion passed 8-1. Arlene Manheimer voted against the motion.

8. BOARD DISCUSSION AND DECISION ON THE RECOMMENDED COOLING TOWER REPAIRS; SPRINGS AND FILL:

A motion was made by David Bowen, VP to approve the completion of the cooling tower spring replacements, and fill for Tower I and II by Kar Larrabee. As well as implementation of a PM Contract by Kar Larrabee, The motion was seconded by Larry Silver, Director. The motion passed unanimously

9. BOARD DISCUSSION AND DECISION ON THE RECOMMENDED REPAIRS TO THE DOMESTIC HOT WATER REPLACEMENT TANKS:

A motion was made by David Bowen, VP to approve the replacement of (2) hot water domestic tanks in stainless steel. The motion was seconded by Maurice Kreindler, Director. The motion passed unanimously.

10. BOARD DISCUSSION AND DECISION ON THE RECOMMENDED THE DOMESTIC HOT WATER BOILER:

Tabled till additional info is provided to Management.

11. 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 at 10AM, Marc Hilbert and Marcia Hoffman have been walking with Capital, Management and David to create the punchlist. The light fixtures in the elevator lobbies are being changed to recessed lights to prevent them from being damaged.

Parking/Security:

Steven Bussell, Director, reported the parking survey will be updated, and snowbird spaces will be available for usage for anyone that has a second vehicle. A meeting with Security has been scheduled to review incident reports, emergency procedures, and introduce new staff.

Landscaping/Pool:

Ralph Krady, Treasurer reported the Jacuzzi is scheduled to be acid washed.

Housekeeping:

Steven Bussell, Director informed everyone that Kleen1 is updating their schedule due to our changing needs, and the Board is considering implementing a part time.

40 Year Certification committee:

Allen announced the 40 Year Certification Committee will be Larry Silver, Tony LaMacchio, and Ilan Cohen.

Contracting:

No comments this month.

12.COMMUNICATIONS:

No communications this month.

13.ADJOURNMENT:

The meeting adjourned at 9:17PM