

BOD Meeting

7/28/26

Meeting time start: 6pm

Adrienne: her

Dana: here

Jack: here

Maureen: here

Tamara: here

Nick: here

David: here

Presidents report as follows

- Vote Dana in
- Guarding vision no response
- Bed bug issue
- Welcome pack
- MEI non elevator
- Locker list
- Parking list
- Sentry contract: FHA issue
- Redoing keys for building
- Garage door

- Garage door code change
- Rental list and unauthorized rentals
- Office space reorganization
- TV and community room

Motion to add Dana

Adrienne motions, Tamara seconds

Dana added unanimously

Sentry contract

- how to be eligible for FHA
- Rentals, possibility of having to own/occupy the unit for a certain period of time before being able to rent
- Up to 3 units for purchase

Tamara motions that the unit has to have owner occupied tenants for 2 years before it can become a rental before being added to the rental wait list, must be in good standing, and owners are requested to provide contact info for tenants and recommended from community to background check renters conducted by owners (not the board)

Motion passes

Part 2: limits on rental caps

Replacing locks

- ensuring code compliance
- Key fobs and physical keys
- Gather bids and quotes

Guarding vision

- Access to board

Tamara motions to allow Joe and all board members under provision for instigative purposes

Motion passes unanimously

Possibly moving from guarding vision to another company

- revamp of security systems in the building
- Security assessment and recommendations to gather more info

Sentry Contract and FHA

- proposed contract earlier in the year has expired, if no questions or concerns are brought up, we can reproduce said contract and have no FHA issues moving forward
- Allow new board members to review before motion is made

Communications

- How and what do we communicate as a board and as management company
- What is within the purview of the board, how can we get community more involved and essentially efficient in some aspects

Welcome packet implementation

- sending out critical information to new and existing owners
- Include overview of management, expectations, etc

Streamlining communication between board, sentry, owners, etc.

Nick motions for dog inspection for possibly investigating of pests

David seconds

Passes unanimously

Board meeting access to owners

- meetings will still be once a month for the next 2-3 months and assess meeting frequency from there

For building/unit issues that may and/or may affect the building/units respectively, while there is owner responsibility for their unit, outside of unit issues should contact management/board who have 24-48 hours to reply and assess forward, etc.

AT&T Contract submitted back to AT&T for approval, awaiting reply and next steps

Financial Committee Discussion

- close to overdraft this month, wait to pay until August
- Everything looks good
- Once big projects are done, more assessment will be clearer

Managers Report

- Roaches, Joe mentioned possible roach sighting
- Internal spraying can be done, minimal affect in residents
- Quote for carpeting will hopefully be received and sent by next meeting
- Installation of bike racks for tenants from Joe moving forward, put in a work order to Sentry

ARC Committee report

- Met and established formally Tamara is chair
- Form given to Sentry as an architectural request form to assess changes for owners/units/building
- Discussion of purview of committee which is to review and approve things coming up
- Would like understanding of what is approved for community garden, given this project was green light prior to committee establishment
- Children's corner not brought to committee attention, but going under review

- Lawn furniture uniformity, etc, discussion of how we can improve visual and appreciation of building for tenants and prospective buyers
- Review of owner requests
- Easy and south side landscaping is going to remain for the rest of the year and will be assessed for next season
- Approval for use of other portable air conditioning units (specific example to be provided). First floor units recommended to put in safety bar for windows on exterior for security protocols
- Discussion of issues with lighting on exterior of building, gathering more details on logistics of this

Next meeting date:

Meetings adjourns at 7:52pm