

Americana Centre Condominium
Minutes of the Board of Directors Meeting
Thursday, February 22, 2018
(All Board Meetings Are Recorded for Minute Taking Only)

In Attendance: Board of Directors

Janet Wilson, Board President

Shashi Koduru, Treasurer

Sam Brewster, Vice President (Arrived 7:28 pm)

Debbie Jackson, Secretary

John Becker, Director

Connie Pawloski, Director

Absent

Tyler Bennett, Director

In Attendance: Property Management

Doug Anstine, Community Manager

Frances-Marie Puente, General Manager

Reena Vohra, Office Administrator

Residents in Attendance: 6

Call Board Meeting to Order:

A meeting of the Americana Centre Board of Directors was held at the Associations DMR on Thursday, February 22nd. As the presence of the quorum is verified, President Janet Wilson called the meeting to order at **7:05 pm**.

Agenda Approval/Changes:

Motion was **moved** by John Becker to accept the agenda as presented; **seconded** by Shashi Koduru. With no further discussions, the motion was unanimously approved by the Board of Directors **5 – 0**

Approval of Meeting Minutes (January 25, 2018):

Motion was **moved** by John Becker to accept the January 25, 2018 minutes as presented, **seconded** by Debbie Jackson. Unanimous **5 – 0**

Open Forum

Linda Johnson 4-201, raised her concerns for noise originating from the neighboring units, yelling in the hallways, and banging of doors.

President's Report: Ms. Janet Wilson informed that there will be a TownHall meeting in a couple of weeks and the community will be notified of the date.

Treasurer's Report by Doug Anstine:

December 2017 – Operating Cash balance \$233,051 which is an increase of \$85,422 from last month, Available Reserve Funds \$1,391,573. Popular Loan balance \$1,692,645, Actual Income for the month is \$344,105, YTD is \$4,131,019, Actual Expenses for the month is \$199,174, YTD is \$2,453,710, Cash Flow for the month is a surplus \$61,566, **YTD is a surplus of \$56,906.**

January 2018 – Operating Cash balance is \$75,119 which is a decrease of \$157,932 from last month, Available Reserve Funds \$1,417,384, Popular Loan balance \$1,679,797, Actual Income for the month is \$254,450, YTD is \$254,450, Actual Expenses for the month is \$315,404, YTD is \$315,404. Cash flow for the month is a deficit of \$60,954 and YTD is a **deficit** of \$60,954.

Financial Committee Report by Deb Stern: FMC will hold its next meeting on Wednesday, March 7, 2018 at 7 pm along with Financial representatives from Zalco Realty.

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Building, Grounds & Sustainability Committee by John Becker: Next meeting to be held on Tuesday, March 6th at 7 pm in the DMR.

Elections Committee: Frances noted that the committee need volunteers to run the elections smoothly and efficiently. Interested owners to please contact the Management Office via phone or email.

Management Report by Frances-Marie Puente

Frances updated the Board on various administrative (Financials, Insurance, Resident violations, Storage rooms, Parking tags, Delinquencies, Annual elections) and maintenance projects (Carport trim, Fencing, Re-painting the generators, Photocells, Washing machines, Painting of the trash rooms). Frances further updated the Board on the completed and upcoming special projects (Garage door operators, Trash compactors, Verizon, Balcony & Façade, Cooling tower pedestals, Breezeway ceiling paint and Annual Inspection).

Discussion:

Janet Wilson asked to suggest the Fire Marshall to have a case study on our property.

John Becker asked to notify owners that the Management is working on the tax credit for the individual owners.

Old Business:

a) **Vote – Terrace Wall Repairs**

Motion **moved** by John Becker to approve **Atlantic Company of America, Inc. for \$80,600** for all four buildings (6, 14, 120 and 122) **seconded** by Connie Pawloski.

Discussion: Permit required. Brick color selected – Blue Ridge, Gunston Modular (Addition to minutes: **Brick Color – not to put dark color or black brick**)

Motion Approved Unanimous 6 – 0

b) **Vote - Balcony & Façade 118 Tier 10/with Tier 9 as add alternate**

Motion **moved** by John Becker to approve **only Tier 10, seconded** by Shashi Koduru. Weather permitting, work to begin by mid March.

Addition:

Janet Wilson **moved** the motion to approve the estimates for tier 10 and to get actual numbers and request the actual pricing for Tier 9 as an add alternate. Tiem frame – 2 weeks to bid

Motion Approved Unanimous 6 – 0

c) **Discussion – Revenue Stream Options:** Compare only condominiums and put it on the Agenda for next month discussion.

New Business:

a) **Vote - Year 1 Comprehensive Landscape Enhancement Plan**

Motion **moved** by Shashi Koduru to approve **Great American for \$30,000** (Defer point # 9 per proposal), **seconded** by John Becker.

Motion Approved Unanimous 6 – 0

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b) **Vote – Barlett Tree Experts for Tree Removal**

Motion was **moved** by John Becker in favor of **Barlett Tree for \$4,600**, to remove trees at various locations specified in the proposal, **seconded** by Sam Brewster.

Discussion: Location of trees to be removed.

Motion approved Unanimous 6 – 0

c) **Vote – Life Safety Feasibility Study**

Motion was **moved** by John Becker to table, **seconded** by Debbie Jackson.

Motion Tabled Unanimous 6 – 0

d) **Vote – Pool Furniture Re-strapping/Re-furbish**

John Becker **moved** the motion to approve **The Southern Company** to paint and re-strap for \$8,000 , **seconded** by Connie Mar Pawloski.

Discussion: Blue & white strapping for 40 lounge chairs, have pots of flowers at the pool.

Motion approved Unanimous 6 – 0

Adjournment: With no additional business brought forward, John **moved** the motion to adjourn the February 22nd meeting at 8:58 pm; **seconded** by Debbie Jackson. Unanimous **6 – 0**.