

2560 Corporation Board of Directors Meeting

Date: January 9, 2017

President Jim Oldani called the meeting to order at 10:08 a.m. He asked the secretary to establish a quorum.

Roll Call:

Present: Jim Oldani, Shirley Welsh, Ann Marshall, Helen Wildermuth and Janice Sirna Smolander

Absent: none

Quorum was established.

Guests: Linda Farrell, Gene Griffin, Ken Mackewicz, Darlyne Genova, Ann Smolander, Rick Smolander, Jan Oldani, Karen Hilton, Gary Hilton, Doris Keeling and Wayne Welsh

Secretary's Report: Minutes of the last board meeting were read by the secretary.

Ann Marshall suggested that the cost of the Attorney's fee of \$357.50, be included in the minutes. This fee was in regards to a 2560 Stockholder's letter of complaint to President Jim Oldani and the Board, written March 8, 2016. The letter was turned over to the Levine Law Group, that represents the HGI Association, to handle this matter. Pres. Jim asked for a motion to accept the addition to the minutes and the minutes. Ann Marshall made the motion, Helen Wildermuth seconded, motion carried.

Treasurer's Report: As of January 9, 2017 we have a total of \$29,934.50 but Pres. Jim reminded us that we still need to pay the HGI's new maintenance and the HGI insurance fee. Ann Marshall made the motion we accept the treasure's report, Helen Wildermuth seconded, motion carried.

Old Business:

- * HGI Update - Vice President Anita Kuechenberg would like to be taken off the board.
HGI Board and Presidents Council will be combined this Thurs. Jan. 12, 2017 at 7:00 p.m.
Presidents Council approved the HGI budget for this year in November.
HGI would like to put the additional insurance money, due to the premium going down, into a reserve for one more year to build a surplus. Janice Sirna Smolander made the motion that we allow the insurance reserve for one more year, Helen Wildermuth seconded, motion carried.
- * Update on repairs of 2552, 2550, 2442 - the railings and painting are all completed.
- * Water Leaks on 1st floor apt's. - Pres. Jim will look into our by-laws.
- * Painting - more green was added into the paint to make the color a little darker for all the buildings, which are now completed.
- * Electric Panels - we need paperwork to show that city inspection was completed for Apt. 14 and Apt. 4.
- * Recycle Bins - we CAN NOT put plastic grocery bags in the recycle bins. Shake the recyclable items out of the bags and throw the bags into the trash bins!!!! The recycle machines cannot handle the plastic bags, they melt and the machines get all gummy.
- * Varmint control - it does not appear that we have varmints in 2560.
Ann Smolander suggested that we do NOT leave filled trash bags outside of our apartments over night for possible varmints to get into.

Pres. Jim asked if there was any other old business. There was none.

New Business:

- * BIG - Boynton Beach Inter Coastal Group reported that the proposed 10 story building, to be built on the Winn Dixie area, has been approved, much to many peoples dismay.
- * Treasurer information - Due to the vacancy of our treasurer position, Pres. Jim suggested that we hire Linda Asher in 2442 Corp. to do our financial books. She charges \$150 a quarter, \$600 a year. Helen Wildermuth made the motion that we hire Linda Asher, Ann Marshall seconded and motion carried.
- * Prepare for Annual Meeting Packet - the packet needs to be approved by the board, by Feb. 1, 2017, therefore our next board meeting will be **Wed. Feb. 1st** and the scheduled Feb. 13th meeting is **canceled**. Discussion followed about the need for fines to be given to stockholders for **late** quarterly maintenance. Will be discuss and vote on at the Annual Meeting Feb. 22, 2017.

Pres. Jim asked if there was any more new business.

- * Gene Griffin - TV reception
- * Ann Marshall - a collection of door mats that blew in the wind. See if any are yours.
- * Doris Keeling - needs help in opening her back shutters.
- * Helen Wildermuth - sewer system very delicate. Suggested using single ply toilet paper.
- * Janice Sirna Smolander - thanks to Wayne Welsh for helping with the awesome HGI website.

Pres. Jim asked for a motion to adjourn. Helen Wildermuth made the motion, Ann Marshall seconded, motion carried.

Adjourned at 11:05 a.m.

Respectfully submitted

Shirley Welsh, Secretary