

2560 Corporation Board of Directors Meeting

Date: January 11, 2016

President Jim Oldani called the meeting to order at 10:10 AM. He asked the Secretary to establish a quorum.

Roll Call Present: Jim Oldani, Shirley Welsh, Ann Marshall

Absent: Helen Wildermuth, Bob Rensi

Not enough directors for a quorum.

Guests: Janice Smolander, Jan Oldani, Carmela Fives, Gene Griffin, Karen and Gary Hilton, Wayne Welsh and Doris Keeling

Secretary's Report: Minutes of the last board meeting were read. Will be approved at Feb.'s meeting when we have a quorum.

Treasurer's Report: Pres. Jim gave the Treasurer's report due to Treasurer Bob Rensi's absence. As of 12/31/15 we had a balance of \$20,503.43. After the fiscal year 3/31/16, with all income and expenses we should have a balance of around \$4,250.

Ann Marshall has agreed to handle the Petty Cash in the absence of the Treasure. The balance for Petty Cash is \$400.

2560 budget will remain the same as last year.

No motion was made to accept this treasurer's report for lack of a quorum; will be approved at Feb.'s meeting.

Old Business:

Capital Projects:

- * Update on concrete and railing repair - three buildings need to be completed. Waiting on materials. Hopefully the project will be completed in the next two weeks.

- * Painting of the buildings will be started in April.

- * Gutters are completed.

- * Shuffle Board - the green leaded paint and concrete have been removed and the area has been filled in with stone mixture. Nothing is being planned for the area at this time.

Mailboxes - Gary Hilton fixed Helen Wildermuth's mailbox and the rest seem in OK condition. Thank you Gary.

HGI Document Revision Committee update - Chairman, Fran McGee, will report on this at the Presidents' Council meeting this Thurs., Jan. 14th. at 7:00.

Water Leaks - if there is water damage to a downstairs apartment, from an upstairs apartment leak, the owner of the downstairs apartment is responsible for the repair. Our Bi-laws do not address this so Pres. Jim will look into this matter.

Tankless Water Heaters - Pres. Jim checked with Kenny Allen, who said we are allowed to have tankless water heaters in our building if we have a 50 Amp breaker for the water heater and #8 wire. Discussion followed and Carmela Fives shared her information on the cost and model of her newly installed tankless water heater.

Any other Old Business:

- * Ann Marshall asked why the painting of the buildings couldn't start now instead of April?

- * Carmela Fives asked if more pigment couldn't be added to the green building paint as it looks more white than green on building 2440 that had been painted? There was much discussion as others agreed with her. Pres. Jim encouraged all of us to attend the Presidents' Council meeting 1/14/16 at the Club House at 7:00 as well as the HGI meeting 1/26/16 at 7:00 to bring up this issue.

New Business:

- * The HGI Annual meeting will be 2/9/16 at 2:00 at the Club House.

- * Pres. Jim appointed Janice Smolander to be on our board due to the vacancy of Ed Farrell. The present board members plus the two absent board members, (who voted absentee) agreed with this appointment. All other board members have written or verbally given notice of wanting to hold their position on the board for next year.

- * Jim also thanked Ann Marshall for her continued overseeing of our building during the summer months when most of the owners are gone. She has done a fantastic job, especially when the new railings and roofs were being installed.

- * Helen Wildermuth and Linda Farrell are having replacement hurricane windows installed. The board has given their approval.

- * Stock certificates, for some of the owners, need to be updated.

Carmela Fives said she has lost her certificate and would like a new one. Pres. Jim will look into this matter.

- * Welcome to new stockholders for apartment #8: Kenneth Mackewicz and Darlyne Genova.

- *2560 Annual Meeting will be Feb 24, 2016 at 3:00 at the Club House. Packets for the meeting will be collated and approved by the board at the Mon. Feb. 8th , 10:00 AM meeting.

Pres. Jim asked if there was any other new business. With no other business the meeting was adjourned at 11:12 AM.

Respectfully submitted,

Shirley Welsh, Secretary