

2560 CORPORATION BOARD OF DIRECTORS MEETING

Date: January 14, 2013

Roll call:

Present: Jim Oldani, Ed Farrell, Shirley Welsh, Robert Rensi, Helen Wildermuth and Ann Marshall

Absent: Alex Trieste

Guests: Peg Wohlers, Gene Griffin, Ann Smolander, Jan Oldani, Lillian and Frank Strauch, Doris Keeling and Linda Farrell.

Quorum was established. Meeting was called to order at 10:00 AM by President Jim Oldani.

Secretary's report: Minutes of the last Board Meeting was read. Motion made by Ed Farrell to accept the minutes, seconded by Bob Rensi. Motion carried.

Treasurer's Report: Bob Rensi reported as of today we have \$24,980 on hand. Motion made by Ed Farrell to accept this report, seconded by Helen Wildermuth. Motion carried.

Old Business:

- * Sewer Projects are completed. Reminder, please DO NOT flush anything down the toilets other than wastes and toilet paper. Another building's sewer pipe had paper towels flushed down the pipe and clogged it. Also, when leaving to go North, flush toilets 3 or 4 times so all paper flushes down into the sewer. If some stays in the pipe and hardens, that will also cause it to clog.
- * HGI 12 Man Board update - A meeting will be held at the Clubhouse Wed. 1/16/13 at 9:00 AM to go over the explanation booklet that Carlton Mason had put together. Our board discussed the idea of a 12 Man Board for HGI and decided we would vote against this idea. Didn't know how the vote would be taken, would it be by all Independent Stockholders of HGI or by individual building representatives etc. Jim Oldani said he will keep us updated.
- * HGI Update- Ed Farrell reported that the cap rails on the top of the railings of the balcony will be looked at since some are cracking. Also the hedges between the park and HGI may need some replacing for safety purposes.
 - * Frank Strauch mentioned, after a hard rain, the gutters of our building put out such a force of water that is splatters mud all over the side walk and surrounding areas. He wondered if something could be done about that, perhaps rocks and sod could help with the run off.
 - * Jan Oldani asked if some kind of retractable hose could replace the hoses we now have, which are heavy, kinked, etc. Ed Farrell made a motion that we buy two 50 foot light weight, retractable hoses, Bob Rensi seconded and the motion was carried.

New Business:

- * Ed Farrell gave Bob Rensi the bill for the Florida Annual Condo fee. Helen Wildermuth made a motion to reimburse Ed for this bill, Ann Marshall seconded and motion was carried.
- * 2013/2014 Budget - Bob Rensi reported that our Insurance went up 21.7% (\$3,597 increase), Maintenance went up 13.7% (\$3,141 increase), 2560 went up 1.7% (\$20 increase), for a Total increase of 17.2% (\$6,758).
 - Bob also reported that approximately: one bedroom apartments will increase to \$525 a quarter
 - two bedroom apartments will increase to \$722 a quarter
- * All but two current board members have declared in writing their intent to run for board director next year. One of those two will give it to me today.
- * Broken Pipes - Jim and Jan Oldani remodeled their bathroom last year and discovered a cracked

elbow and connector which Jim had taken pictures of. He paid \$400 to have it replaced and needed reimbursement from the board. Ed Farrell made a motion to reimburse Jim the \$400, seconded by Bob Rensi. Motion carried.

Discussion followed about the need to make sure other stacks in our building weren't cracking.

Ed Farrell made a motion that we look into the cost of scoping and filming the 9 upstairs apartments. If it is below \$1,000, we should go ahead and have it done. Helen Wildermuth seconded and the motion was carried.

* Annual meeting will be February 27, 2013, 3:00 PM at the Clubhouse. A building meeting was set for February 4th at 9:00 AM, to approve the budget and annual meeting packet. Ed Farrell made a motion that we continue to have our "after the annual meeting meal" at the VFW, seconded by Ann Marshall, motion carried. Frank Strauch will make reservations at the VFW.

Jim asked if there was any other new business:

* Ann Marshall said everyone was complying with filling out the guest forms when they were having guests using their apartments. Concern about Dianne Perry's car being an "eye sore" with a flat tire, needing to be washed etc. Jim Oldani was going to talk with Richard Mudd, the person staying in Dianne's apartment, about talking with Dianne about taking care of her car. If Richard can't do that, then a letter will be sent to Dianne requesting these things be completed.

Ann Smolander asked if it was necessary to continue having the guest forms notarized? After discussion Ann Marshall made a motion to have the "notary request" omitted from the guest form, seconded by Ed Farrell. Motioned carried.

* Jim Oldani stated for the next 3-4 weeks the maintenance project will be getting the rust and mold off sidewalks and stairs around our building. Also to fix the "dog house" that covers the pump.

* New phone books are under the mailboxes, please take one.

* Two bikes at the bike racks...do they belong to any of our people?

* Helen Wildermuth reminded us if we see that papers towels or waste paper bags need to be replaced in the laundry room that we can do that. We can also sweep the floor if necessary and make sure the laundry room door is locked at night if you are the last one using the room. She suggested that when talking on our cell phone outside on the balcony, or below, to talk softly as to **not** disturb others.

Since there was no further business, President Jim Oldani asked for a motion to adjourn. Helen Wildermuth made the motion, Ann Marshall seconded, motion carried. Meeting was adjourned at 11:30 AM.

Respectfully submitted,

Shirley Welsh
Secretary