

## 2560 Corporation Board of Directors Meeting

Date: March 23, 2015

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, Helen Wildermuth and Bob Rensi

**Absent:** Ed Farrell

**Guests:** Ann Smolander, Karen and Gary Hilton, Wayne Welsh, Gene Griffin, Peggy Wohlers, Doris Keeling, Connie Ames and Kathy Mitchell

**Secretary's Report:** Minutes of the last two board meetings were read. Motion made by Bob Rensi that we accept the minutes, seconded by Helen Wildermuth, motion carried. Pres. Jim reminded us that the 2560 Guest Form does not require a notarization and asked the Secretary if every stockholder has the new form? Yes, the Secretary had mailed forms to those not attending the Annual Meeting. Those attending the meeting had the form passed out during the discussion.

**Treasurer's Report:** Bob Rensi reported that our total cash, as of 2/1/15 is \$4,032. After expenses, which he explained, the cash on hand, as of 3/10/15, is \$394.83. Pres. Jim asked for a motion that we accept the Treasurer's report. Ann Marshall made the motion, Helen Wildermuth seconded, motion carried.

Bob Rensi thanked Peggy Wohlers for the money she donated, to cover the expense of the new tile that was laid on the laundry room floor. Thanks also to Gary Hilton, Bob Rensi and Jim Oldani for doing this project.

### Old Business:

#### Capital Projects:

\* **Update on Concrete and Railing Repair** - Pres. Jim thanked the stockholders who had paid their assessment for this project and reminded us that there were 5 stockholders that need to pay. Please pay as soon as possible. HGI Treasurer, Phil Redwood, did accept our deposit from our building, so they may be starting on this project next month around April 6 - 20. All HGI buildings have agreed to have the railings installed.

\* **Painting of the buildings** - Pres. Jim thanked Karen Hilton for representing our building on the painting committee. The unanimous choice was, #1, the soft green with darker green (Moody Blue) contrasting doors. The vote was 9 - 2 - 1.

\* **Gutters** - the gutters will be done after the railing project is completed.

\* **Shuffle Board** - there is lead in the green paint, so at this time, the project is in limbo until money is available

**Mailboxes** - It will take approximately \$1,000 to replace our mailboxes.

**HGI Rules Committee update** - Fran McGee will be the chairman of this committee.

It appears to be a good working committee that is also working with an attorney. Gene Griffith made the comment that the HGI Board of Directors should come from various buildings, not a majority of one. Pres. Jim asked Gene if he would mention that to Fran and he agreed. Ann Smolander also mentioned that all building bulletin boards should be used for factual material, not personal opinion letters etc. **Our Board agrees with both of these suggestions.**

### New Business:

\* **Insurance Credit** - Each building received an insurance credit of \$3,000 to use however we see fit. Suggestions were to: refund a portion to each stockholder or put it in the 2560 General Fund for future expenses. Ann Marshall questioned whether the disbursement of the money should be according to stockholder **shares** if it was to be refunded. Discussion followed and a motion was made by Helen Wildermuth that the \$3,000 credit go into the 2560 General Fund, seconded by Ann Marshall, motion carried.

\* **Fire Inspection report** is from the Boynton Beach Fire Rescue. All chairs on the 2nd floor balconies cannot face outwards when not in use. Egress pathways must be kept clear at all times. He will reinspect 4/16/15 to make sure all have complied. Also, next to all outside building address numbers, there needs to be the **letter R** which indicates low roof tresses.

President Jim asked if there was any other new business.

\* Helen Wildermuth asked whose responsibility it is, if there is a water leak that damages another person's apartment? Discussion followed and Pres. Jim will look into this matter. Doris Keeling reported that she was told the life of a water heater tank is 6 years. There was more discussion on tank and tankless water heaters. Our buildings are not wired for 220 Volt tankless water heaters but Gary Hilton said they have a 110 Volt tankless water heater and it does very well. Gary also suggested that we check the connection going to the toilets to see if it is a plastic nut or metal. If plastic, have it replaced with metal as it will eventually crack and leak.

With no other business, Pres. Jim asked for a motion to adjourn. Helen Wildermuth made the motion, Ann Marshall seconded, motion carried. Meeting adjourned at 11:18 AM.

Respectfully submitted,

Shirley Welsh  
Secretary