

2560 Corporation Board of Directors Meeting

Date: March 14, 2016

President Jim Oldani called the meeting to order at 10:05 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: Robert Rensi

Quorum was established

Guests: Gary Hilton, Carmela Fives, Gene Griffen, Ann Smolander, Rick Smolander Wayne Welsh and Karen Hilton

Secretary's Report: Minutes of the last board meeting were read by the secretary. Janice Smolander made the motion we accept the minutes, Helen Wildermuth seconded, motion carried.

Treasurer's Report: no updated on the Treasurer's Report due to the absence of the Treasurer.

Old Business:

* HGI Update - HGI insurance premium went down about \$32,000. The 2560 Board would like to support HGI in having this money available for an insurance deductible reserve. Pres. Jim asked for a motion to support this HGI reserve. Helen Wildermuth made the motion, Ann Marshall seconded, motion carried.

* Update on repairs of 2552, 2542, 2442 - 2552 has their railings completed. 2542 has the concrete completed. 2442 will be started after 2542 railings are completed.

* Water leaks on 1st floor apartments - Pres. Jim reported that if the leak is between apartments and the pipes are hidden, it is a building responsibility. Some buildings have different interpretation of the state law as to who is responsible if the leak is from an upstairs apartment. Ann Marshall told how she and the upstairs stockholder shared the responsibility when a leaked occurred from a water heater. Pres. Jim will check on what our by-laws say and if they can override the state law.

* Painting - more tint will be added to the green paint to make it darker. Painting will start in May. HGI wants to suspend the contract with the painting company they have hired, due to inferior work. They will be looking for another company to complete the painting.

* Electric Panels - 18 out of 20 will be completed by tomorrow. Eli's Electric Corp. has done all the work and we are very pleased. Eli will come out this week to do any finish work that is necessary. Final payment will be due by the end of the week. Each apartment electrical box cost \$850.

* Varmint Control - 2520 is going to use the "smoke" detection method to see if their building has any outside openings where varmints can enter.

* Termites - we do not have any in our building.

* Update on Fire Sprinkler Retrofitting - We have met all the requirements for **opting out of** the 719.1065 Fire Sprinkler Retrofitting. up to date. The letter and affidavit have been registered at the Palm Beach County Courthouse and Pres. Jim is waiting for them to be returned, through the mail, so he can fill out the last required form to the state.

**Carmela Fives shared that 2430 was confused and had a different interpretation of some of the requirements. She just wanted to offer this information and double check with Pres. Jim as to what was accurate.

**Helen Wildermuth thanked Pres. Jim for all that he has done, as this was a very time consuming project.

Pres. Jim asked if there was any other old business.

Carmela Fives shared that her 2560 affidavit for her new stock certificate is notarized and she will be registering it at the Palm Beach County Court House in West Palm Beach, FL tomorrow. Pres. Jim apologized for the length of time it took to get this affidavit corrected in accordance with the new county requirements.

New Business:

* Election of Officers - Pres. Jim asked for a motion that the 2560 Board remain the same, except for Ann Marshall who will become Vice President. Helen Wildermuth made the motion, Janice Sirna Smolander seconded, motion carried.

* Letter from Stockholder - Pres. Jim acknowledged a letter of complaint, written to him and the Board from one of our stockholders. See attached letter. The Stockholder video recorded the discussion that followed. Under HGI Pres. Jim Osborn suggestion, Pres. Jim Oldani turned the letter over to HGI's lawyer, Jacqueline C. Marzan of Levine Law Group. She in turn wrote a letter to our Stockholder, 3/14/16, via e-mail, certified mail and regular mail, regarding her complaint. Her letter is also attached.

The 2560 Board is in total support of Pres. Jim and are willing to pay any attorney fees that might be incurred. Ann Marshall made the motion we pay attorney fees from this issue, Helen Wildermuth seconded, motion carried.

* Boynton Beach Intracoastal Group (BIG) - this group is trying to stop an over scale, ten story, development proposed at old Winn Dixie Site. Donations are requested to help defray the expenses that occur with this organization. Pres. Jim asked if we wanted to donate? A unanimous, yes came from the board. Helen Wildermuth made a motion that we donate \$100, Janice Sirna Smolander seconded, motion carried.

* Recycling Trash - There are to be NO plastic grocery bags in any of the recycling bins.

* Pres. Jim again reiterated that the HGI Board, 2560 Board, all committees etc. and made up of **volunteers**. We do not volunteer our time and effort to be verbally or in writing abused and soon these **willing volunteers** will not want to hold positions in our community. We therefore will have to have a Management Company take over, which could be very expensive. **We need to work together in a positive atmosphere.**

Pres. Jim asked if there was any other new business. If not, he asked for a motion to adjourn. Helen Wildermuth made a motion that we adjourn, Janice Sirna Smolander seconded, motion carried. Meeting adjourned at 10:55 a.m.