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SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES  
of the Regular Meeting of the Board of Directors held  
January 13, 2014

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The meeting began at 6:00pm. The following Board Members were present: Karen Rinard (Chair), Larry Newmark, Rebecca Wade Lance Bonin and Betty Brown. ceosd.net was represented by Al Simonelli. Others in attendance were: Tracy/Unit 207, Rita/Unit 307 and Gordon/Unit 407.

The following four items passed as part of the Consent Agenda.

NEXT BOARD MEETING was confirmed for Monday 02/10/14 at 6pm in Suite 100. [BDMT]

MINUTES of the LAST MEETING held 11/11/13 were approved as recorded. [MINS]

FINANCIAL REPORTS for the period ending 12/31/13 were accepted as submitted. [FINS]

POOL FENCING REPLACED BY TAMCO was confirmed completed. [3289]

The prior four items were passed unanimously as part of the Consent Agenda on a motion by Larry.

307 NOISE COMPLAINTS: Gordon/Unit 407 reported the unit is for sale and his plans are to have the unit carpeted to avoid potential issues of noise complaint from Unit 307. Noise complaints from Unit 307 have not been substantiated since the tenant claims she is not home at the time of the reported noise. [3322]

ASHES on BALCONIES from ABOVE: Lance reported he has not seen any additional cigarette butts on his balcony since a notice was placed on doors 704,804 and 904 but several on the landscape area below. A motion by Larry passed to have Greg/Raptor Security provide a bid for a temporary camera to view this issue. [3336]

LANDSCAPE FENCING: A motion by Lance passed to approve the Architect fee of \$600 to provide the City with fencing plans. [3303]

CHANGE RECYCLE VENDOR: A motion by Rebecca passed to increase the Urban Corps service to twice a week. Karen obtained a credit of \$2479.89 from Waste Management for overcharging service pick-ups fees. [3269]

LOBBY GROUT CLEANING: Board reviewed the proposal from Christian Brothers for \$1476.00. Right Janitorial has offer to grout clean as part of their monthly service. [3316]

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ANNUAL ELECTION MEETING COMMITTEE: A motion by Larry passed to form a committee with the following members: Karen Rinard, Larry Newmark & Betty Brown. [ANNL]

UPGRADE LOBBY/HALL CAMERAS: A motion by Larry passed to discontinue further discussion on this issue. [3320]

LOBBY FLOWER BOWL: A motion by Larry passed to approve up to \$100 for Karen to spend for a lobby flower bowl. [3339]

RESERVE STUDY EXECUTIVE MEETING is scheduled for 5pm on 02/10/14 prior to the regular board meeting at 6PM. [RESV]

GUEST SUITE inventory needs to be check during each cleaning to charge that host for any missing items. [CLUB]

The meeting adjourned at 6:51pm on a motion by Larry passed.

/s/ Al Simonelli

/s/ Board

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Recorded by

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Approved by