
SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
May 9, 2016

The meeting began at 6:03pm. The following Board Members were present: Larry Newmark (Chair) Betty Brown, Bill Jensen and Brittanni Powell. ceosd.net was represented by Al Simonelli. Others in attendance were: Tracy/Unit 207 and Kim/Unit 502.

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

MINUTES of the MEETINGS held 04/11/16 were approved as recorded.
[MINS]

FINANCIAL REPORTS for the period ending 04/30/16 were accepted as submitted. [FINS]

NEXT BOARD MEETING was confirmed for Monday 06/13/16 at 6pm in Suite 100. [BDMT]

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

ANNUAL MEMBERSHIP MEETING was unanimously confirmed for Monday 07/11/16 at 6pm in Suite 100. [ANNL]

PROPOSED BUDGET 2016-2017: A motion by Brittanni passed to accept the budget with no assessment increase. [BUDG]

RED HAWK SPRINKLER REPORT: A motion by Bill passed to approve the proposed cost of \$18,024 to replace faulty and/or corroded unit and common area sprinkler heads. Cost of individual sprinkler heads to be determine prior to the building report for the next 5 year certification. [FIRE]

ELEVATOR MODERNIZATION on the west elevator will start in July 2016. [ELEV]

COMMON HALL CARPET CLEANING: Tabled for comparative bids of chem dry cleaning. [JNTR]

TOILET/SHOWER BACKUP U:403,303 and 101: Repairs are in progress with Homecraft Plumbing and Servpro. Individual Unit and HOA insurance claims were filed. [3691]

NON-BOARD MEMBER CONCERNS: Kim/Unit 502 requested building notice be sent to members and residents via email; Tracy/Unit 207 mentioned that some unit toilets are failing at the wall connection and/or interior wall fittings.

The meeting adjourned at 6:29pm.

/s/ Al Simonelli

Recorded by

/s/ Board

Approved by