

---

SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES  
of the Regular Meeting of the Board of Directors held  
August 8, 2016

---

The meeting began at 6:01pm. The following Board Members were present: Larry Newmark (Chair), Brittanni Powell, Betty Brown, Bill Jensen and Dean Larson. ceosd.net was represented by Al Simonelli. Others in attendance were: Tracy/Unit 207 and Kimala/Unit 502.

HEMOCRAFT PLUMBING/Morgan: Morgan provided information regarding the rear outlet toilet issue and wax ring failure. The ring will eroded on the bottom with moisture leaking at the wall connection and in the wall; new installed tiled floors that raise the toilet connection can be an issue.

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

MINUTES of the MEETING held 06/13/16 were approved as recorded.  
[MINS]

FINANCIAL REPORTS for the period ending 07/31/16 were accepted as submitted. [FINS]

NEXT BOARD MEETING was confirmed for Monday 069/12/816 at 6pm in Suite 100. [BDMT]

RED HAWK SPRINKLER REPAIRS was confirmed completed and 5 year certification sticker was received and posted in the lobby Fire control room and p-2 fire pump room. [FIRE]

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

ELEVATOR MODERNIZATION with 24 Hour Elevator continues to progress and about half completed. Fire annunciator was installed across from main lobby elevators. New call button panel is expected to be installed. [ELEV]

INSURANCE CLAIMS, Unit/HOA: The master policy insurance covers water mitigation restoration and the unit insurance covers interior repairs. Management to confirm with the HOA's attorney for responsibility of interior plumbing pipes. [INSR]

LEAK from 405 to 305, 205 and 103 was due by the toilet wax failure. Repairs are in progress for four units affected. HOA covers the water mitigation completed by Servpro. Management to coordinate unit inspection for the angle stops and wax ring.  
[3723]

The meeting adjourned at 6:27pm on a motion by Dean, passed.

---