
SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
October 8, 2018

The meeting began at 6:00pm. The following Board Members were present: Larry Newmark (Chair), Dean Larson, Betty Brown, Randy Robinson and Tracy Rogers. ceosd.net was represented by Al Simonelli. Others in attendance were: Maria/Unit 408, 702 and Fay/Unit 601.

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

MINUTES of the MEETING held 09/10/18 were approved as recorded.
[MINS]

FINANCIAL REPORTS for the period ending 09/30/18 were accepted as submitted. [FINS]

NEXT BOARD MEETING was confirmed for 11/12/18 at 6:00pm in Suite 100. [BDMT]

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

RESERVE STUDY UPDATE: Reserve study committee updates will be implemented for the next new reserve study. [RESV]

UPPER GARAGE GATE CAR CRASH: Wawanesa insurance reimbursement check in the amount of 2040.00 was provided on behalf of Unit's 408's insurance. [3962]

FIRE PUMP REPLACEMENT proposal is pending from A&D Fire and Sprinklers. [3929]

LOBBY TILE GROUT CLEANING: Cintas will provide a proposal to re-do the lobby grout to remove the grout sealant and clean the exterior entry landing. [JNTR]

3% ASSESSMENT INCREASE: A motion by Dean passed to approve the assessment increase effective January 2019. The increase will provide funds to the reserve account and replacement of upcoming major building components. The new assessments are as followings:

- 1 bedroom-\$441.00
- 2 bedrooms-\$512.00
- 3 bedrooms-\$548.00

[3979]

MOVE-IN MOVE-OUT POLICY: A motion by Dean passed to increase the move policy fees from \$50 to \$75 and hourly from \$10-\$15.00. This will be effective after a 30 day member comment period.
[MOVE]

BACK PATIO & POOL RESURFACE: A motion by Dean passed to table this item until the deck color samples are received and a color is selected by the Board. [3955]

CEMENT OPEN POOL BACK AREA: A motion by Randy passed to approve the proposal provided by Gus Curriel for \$1,000, This is a continuation of the pool remodel project. [POOL]

PETS, PIT BULLS/DOBERMAN: A motion by Randy passed to provide a 30 days notice to all residents that have a pit bull, which is a violation of the established Rules & Regulations. Violation letter to be sent to the unit owner to have pit bulls removed from the property due to safety concerns of the members. [PETS]

402 NO MOVE OUT MONITOR: A motion by Dean passed to provide a violation hearing date of 11/12/18 to Unit 402 regarding a \$200 fine and hall damage reimbursement. [3982]

NON-BOARD MEMBER CONCERNS: The members in attendance had the opportunity to express their concerns to the Board.

The meeting adjourned at 7:00pm.

DRAFT

Recorded by

Approved by