

---

SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES  
of the Regular Meeting of the Board of Directors held  
November 12, 2018

---

The meeting began at 6:02pm. The following Board Members were present: Larry Newmark (Chair), Dean Larson, Tracy Rogers, Randy Robinson and Betty Brown. ceosd.net was represented by Al Simonelli.

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

MINUTES of the MEETINGS held 10/08/18 were approved as recorded.  
[MINS]

FINANCIAL REPORTS for the period ending 10/31/18 were accepted as submitted. [FINS]

NEXT BOARD MEETING was confirmed for Monday 01/07/2019 at 6pm in Suite 100. [BDMT]

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

FIRE PUMP REPLACEMENT: Board reviewed the three cost options from A&D Fire Sprinkler. Management to have them provide a more detailed proposal and the best option. [3929]

402 NO MOVE OUT MONITOR: A motion by Dean passed to accept the \$200 fine payment offer and the hall repair cost. [3982]

CONSOLIDATE JANITORIAL SERVICE: A motion by Dean passed to consolidate Ira Giddings tasks to Final Clean. This will be effective Dec 2018. [3996]

3% ASSESSMENT INCREASE was mailed to all Members will an effective date of January 2019. [3979]

MOVE-IN MOVE-OUT POLICY change will be effective Dec 2018. Move fee was increase to \$75.00 and hourly increased to \$15 per hour after the initial 4 hours. [MOVE]

BACK PATIO & POOL RESURFACE: A motion by Dean passed to approved WICR Inc. and select sandstone color for the back patio/pool deck. [3955]

RE-DO LOBBY TILE GROUT CLEANING: A motion by Dean passed to have Cintas re-do the lobby tile grout and the exterior entry tile for \$1245. Cintas was the lowest bid. Management to request a cost reduction due to the tile under the area rug was already cleaned. [JNTR]

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

---

The meeting adjourned at 6:34pm.

/s/ Al Simonelli

\_\_\_\_\_  
Recorded by

/s/ Board

\_\_\_\_\_  
Approved by