
SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
August 12, 2019

The meeting began at 6:00pm. The following Board Members were present: Larry Newmark (Chair), Dean Larson, Randy Robinson, Tracy Rogers and Sherry Whittemore. ceosd.net was represented by Al Simonelli. Others in attendance were: Fay/Unit 601, Jose and Dagma/Unit 104, Roy/Unit 904, Maria/Unit 408, Cong/Unit 702 and Unit 704.

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

MINUTES of the MEETING held 06/140/19 were approved as recorded.
[MINS]

FINANCIAL REPORTS for the period ending 07/31/19 were accepted as submitted. [FINS]

NEXT BOARD MEETING was confirmed for Monday 09/09/19 at 6pm in Suite 100. [BDMT]

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

BOARD OFFICERS: The Annual Membership election resulted in the following Board Officers:

President-Larry Newmark, 2 year term
Vice President: Dean Larson, 1 year remaining
Treasurer: Randy Robinson, 1 year remaining
Secretary: Tracy Rogers, 1 year remaining
Directors: Sherry Wittemore, 2 year term
[BMBR]

RE-OCCURRING WATER LEAKS: Management provided the Board with a picture of a cracked pipe on the 8th floor, cause unknown. Board requested Management email all residents regarding common area repairs from common area maintenance. [PLMB]

ADD FENCE BELOW SPA AREA is not needed at this time. [4051]

NEW BIKE ROOM FORM: A motion by Dean passed to accepted the bike form with adding date location and more space for bike information. [4007]

PETS: Sherry reported an issue with an adjacent unit with a barking dog. The unit owners are in communication to resolve this issue. [PETS]

SOCIAL GATHERINGS: Sherry will be the Committee Chair for an upcoming Social Gathering of all residents. [4097]

EARTHQUAKE INSURANCE: Board requested a premium quote for earthquake insurance to review. [INSR]

2019-2020 BUDGET DRAFT: A motion by Dean passed to accept the draft budget provided by Management. This budget will allocate \$60,732 to the reserve fund account. [BUDG]

JANITORIAL SERVICE - Ira' Proposal: A motion by Dean passed to further discuss this issue in Executive Session. [JNTR]

REPLACED AWNING DAMAGED by 406: Review of a proposal is pending from Unit 406's insurance. [4089]

YEAR-END REVIEW and TAXES: A motion by Dean passed to accepted the CPA's report and tax return. [AUDT]

REPLACE STAIRWAY EMERGENCY LIGHTS: A Motion by Tracy passed to accept the proposal from Amp Electric for \$2000 compared to Eaton Electric bid of \$2189.00. Due to a fire safety issue a third bid was not required. [4085]

SUITE VERTICAL BLINDS, REPLACEMENT was confirmed. [CLUB]

DELINQUENT ACCOUNT: A motion by Dean passed, to send a prelien and file a lien on Unit 305, due to the balance exceeding \$1800.00 [4095]

The meeting adjourned at 7:11pm.

/s/ Al Simonelli

/s/ Board

Recorded by

Approved by