
SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
March 9, 2020

The meeting began at 6:01pm. The following Board Members were present: Larry Newmark (Chair), Dean Larson, Tracy Rogers and Randy Robinson. ceosd.net was represented by Al Simonelli. Others in attendance were: Jose and Dagma/Unit 104, Lindsey/Unit 202, Ross/Unit 904 and Cong/Unit 702.

NON-BOARD MEMBER CONCERNS: The Members in attendance were provided the opportunity to express their concerns to the Board.

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

MINUTES of the MEETINGS held 01/13/20 and 02/10/20 were approved as recorded. [MINS]

FINANCIAL REPORTS for the periods ending 01/31/20 and 02/29/20 were accepted as submitted. [FINS]

NEXT BOARD MEETING was confirmed for Monday 04/13/20 at 6pm in Suite 100. [BDMT]

ROOF WATER STORAGE TANK LEAKING was confirmed approved to Homecraft Plumbing replace the roof storage water tank upon approval. [4176]

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

RULES/HOA NEWSLETTER: Tabled [RULE]

EARTHQUAKE INSURANCE LETTER: A motion by Randy passed to have a 30 day deadline for members to respond to their interest to pursue earthquake insurance. [INSR]

LOBBY MAIL THEFT: Management reported video was capture of mail theft from the main lobby area and seen the individual leave the p-2 garage using a remote. [4186]

P-1 AUTO-BREAK IN: A motion by Dean passed to approve the \$1,850 for two additional cameras for each garage. This will increase the video coverage for both garage levels. [4180]

202 KITCHEN STOPPAGE/BACK-UP: Repairs are in progress with Precision Restoration Services for dry out and unit restoration. [4175]

LOBBY MAILBOXES LOCKS REPLACED was confirmed completed. [4102]

SPECIAL ASSESSMENT PROCESS was provided to the Board with the guidelines of 5% can be assessed without Member approval. Review

of the recent Reserve Study will aid in this process. [ARST]

REPLACE ROOF HVAC BOILERS: Bord reviewed the two proposals received from Pacific Rim Mechanical for \$38,450 and SouthBay HVAC for \$29,795.00 and requested Management obtain a 3rd bid. [4025]

ELECTION RULE UPDATE: A motion by Dean passed to approved the Operating Rules for Elections and Voting as required by Civil Code 5100. [RULE]

RESERVE STUDY UPDATE was reviews by the Board. Dean, Randy and Management will review lines items for adjustments. [RESV]

The meeting adjourned at 6:41pm.


Recorded by

DRAFT

Approved by
