
SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
May 18, 2020

The Zoom meeting began at 6:00pm. The following Board Members were present: Dean Larson (Chair), Randy Robinson, Sherry Whittemore and Tracy Rogers. ceosd.net was represented by Al Simonelli. Others in attendance were: Carolina/Unit 305 and Helosia/Unit 501.

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

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

MINUTES of the MEETING held 04/30/20 were approved as recorded.
[MINS]

FINANCIAL REPORTS for the period ending 04/30/20 were accepted as submitted. [FINS]

NEXT BOARD MEETING was confirmed for Monday 06/08/20 at 6pm via Zoom. [BDMT]

REPLACE ROOF HVAC BOILERS with Pacific Rim Mechanical is scheduled for Saturday 06/06/20. [4025]`

EARTHQUAKE INSURANCE LETTER will be mailed to all members for an informal survey. [INSR]

ELECTION RULE will be mailed to all members, with a request for candidates for the next Membership Election. [RULE]

RESERVE STUDY UPDATE reviewed by Dean will provide the scope of repairs for the next fiscal year. [RESV]

2020-2021 BUDGET: Randy provided a revised budget for review at the special budget meeting scheduled for Wednesday 05/27/20 at 6pm in Suite 100 Current service contracts will be reviewed.
[BUDG]

UNIT DOOR VIOLATIONS: Units 602 and 603 are in violation for the non-conforming unit door hardware installed. Management to send letters to make the hardware change asap. {????}

Noise Violation: Unit 407 has repeatedly create a disturbance to adjacent units with loud yelling and profanity. Further action to follow to resolved issue

NON-BOARD CONCERNS: Dean reported Unit 208 noted urine smell from the landscape area.

NEWSLETTER: Sherry will be providing newsletter samples for review with suggested topics of observance of rules, Unit maintenance protocol and upcoming maintenance projects. [NEWS]

The meeting adjourned at 6:25pm.

/s/ Al Simonelli

/s/ Board

Recorded by

Approved by