

## ANNUAL ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS

January 15, 2019

### **Directors in Attendance:**

Denis DeMarino, Director  
Michael Gordon, Director  
Justine Simone, Director  
Bud Hall, Jr., Director

### **Also Present:**

Beverly Neubecker, L/CAM- Ameri-Tech, Property Manager  
Michael Boland, L/CAM – Ameri-Tech, Office Manager

The Organizational Meeting was called to order at 7:37 p.m. Denis DeMarino chaired the meeting.

Denis nominated Bud Hall, Jr. for President, seconded by Mike. Bud accepted the position, all in favor, carried. Denis nominated Justine for Secretary, seconded by Bud, Justine accepted the position, all in favor, carried. Bud nominated Denis for Treasurer, seconded by Mike, Denis accepted, all in favor, carried. Mike Gordon will remain in Director position.

### **The New Board members for 2019:**

Bud Hall, Jr., President  
Justine Simone, Secretary  
Denis DeMarino, Treasurer  
Mike Gordon, Director

Thomas Burke, Vice President submitted his resignation from the Board in writing at this meeting. The Board will accept his resignation and appoint a new member at the next Board Meeting.

### **Unfinished Business:**

Discussion was held regarding the work next door at Chateau and where to put the equipment from the Painting company. The Board stated no painting equipment may park on premises, but owners may use the lot to park while the building work is in process.

The Board discussed the issue with overflow in the recycling bins at the end of C building. The Board directed Management to place two bins in each dumpster room through out the complex to see if that helps to reduce the problem. Justine suggested adding a camera at the corner of the area to capture those who are dumping and not following the rules. She suggested “Nest”, an online company. Management suggested an additional dumpster in the area. The Board stated no extra dumpster will be added to the area.

Elevator Pads and lockout of 7<sup>th</sup> floor was discussed. The Board directed Management to remove the pads after a move in is completed. The pads will be put up upon request only. The Board will decide what position to take on the 7<sup>th</sup> floor lockout at the next meeting after the parts to repair it are received by Oracle Elevator.

Carpet Cleaning was tabled until the next meeting when proposals would be obtained.

**Next Meeting:** The next meeting of the Board of Directors will be held February 12, 2019 at 7:00p.m., at the building C atrium. (Meeting was rescheduled for February 14, 2019).

**Adjournment:** Mike Gordon moved to adjourn the meeting at 8:31 p.m., Justine Simone, seconded, all in favor, carried.

**Note: These minutes are unapproved and will be corrected or approved at the next Annual Membership Meeting of the Association.**

Respectfully Submitted:

  
Beverly Neubecker, L/CAM