

Crystal Bay Condominium, Inc.
Board of Directors Meeting Minutes
June 19, 2019

Directors in Attendance:

Mike Gordon, Director
Denis De Marion, Treasurer
Justine Simone, Secretary
Bill Erickson, Director
Bud Hall, President attend via conference call

Also Present:

Beverly Neubecker, Property Manager, Ameritech Management

Call to Order

The meeting was called to order by Mike Gordon at 7:02 p.m.

Reading or Waive and approval of previous Board minutes:

Mike moved to waive the reading of the March 5, 2019 minutes and approve as submitted, seconded by Bill, all in favor, carried.

Mike moved to waive the reading of the May 15, 2019 minutes and approve as submitted, seconded by Bill, all in favor, carried.

Agenda Items

Pest Control update:

Safer Home Services was hired by the Board to service the property on a monthly exterior only treatment program. If there is an issue with pests after the initial treatment period, the membership will need to call for interior treatment at their own expense.

Carpet Cleaning update:

The carpet cleaning machine is still in process of repair awaiting parts. The parts are expected to be available in a couple of weeks.

F building lobby:

The F building lobby tile was completed at a cost of \$6,500. The tiling took place to make the building more uniform to the other buildings.

B Building Elevator locks:

The Board discussed the locks and decided to table any decisions to a later meeting.

Air Conditioner Repairs/Replacement:

The Board discussed the elevator replacements for all buildings minus the library. Mike moved to complete the replacements and a lot for \$33,500 to complete the project, seconded by Bill. Four members, Bill, Mike, Denis and Justine voted to approve. Bud voted against. Motion carried.

Delinquencies & Violations:

Delinquency report was explained with rental income on association owned versus delinquent debts on account. Nicki Fernandez, association's attorney will move forward on any outstanding accounts.

Crystal Bay Entrance Landscaping:

Justine explained the breakdown of the landscaping proposal description; \$12,075.00 for the project and an anticipated \$1,500 for irrigation repairs to sustain the new plantings. Currently, \$15,600 is available in the landscaping budget. Mike moved to approve \$13,500 for the landscaping upgrade at the front entrance, seconded by Justine, all in favor, carried.

A Building Circuit Breaker:

The A building elevators often shut down from power surges/storms. The Board directed management to obtain pricing for separating the circuit breakers as Thyssen Krupp suggests is the issue. Management will obtain pricing.

Carpet Project-New Carpet Samples:

Carpet replacement cost was obtained for the building for first floor replacement is \$95,000. Samples were presented at the meeting. Mike and Justine explained the carpet process they had been going through. Mike moved to approve \$95,000 for the project and to begin the replacement in the F building, and all three floors in F building and the first floor of the others. The motion was seconded by Justine, all in favor, carried.

Sliding Glass Doors:

Sliding door noise was discussed. The units noted with issues may be B204, B304, & B404. Management will submit courtesy letters to these owners to address the situation. Company that provides the work will be posted in the mail room.

Motorcycles Onsite:

A decision regarding motorcycles has been tabled until a later date. It was suggested that the owners park the motorcycles in the A building lot at far end.

Insurance Liability report:

Insurance liability report was submitted by the insurance carrier indicating sign issues regarding egress and trip hazards due to roots growing up through the asphalt between C and F building. Proposals were obtained. Mike moved to accept Driveway Maintenance to perform the work at a cost of \$2,450.00, seconded by Bill, all in favor, carried.

Adjournment:

Mike moved to adjourn the meeting at 8:41 pm, seconded by Justine, all in favor, meeting adjourned.