

Crystal Bay
Board of Directors Meeting Minutes
March 5, 2019

Board Members in attendance:

Bud Hall, President

Denis DeMarino, Treasurer

Justine Simone, Secretary

Mike Gordon, Director

Beverly Neubecker, LCAM, Manager, and Wayne Jones, LCAM, Assistant Manager with Ameritech Management, were also in attendance.

The meeting was called to order by Bud Hall at 7:06 pm.

Bud spoke about an elevator code and the status of the repair for building elevator equating to more than ½ modernization. Oracle elevator demo will be March 7th, new parts installed March 11, and the elevator is scheduled to be back in service March 18.

Bud contacted Frontier Phone Service and found they had been overcharging. After adjustments and a credit, there will be a \$700 monthly drop. A credit is to occur in April.

Beverly will contact Gloria to find out the drop box password, to allow the Board easier and secure access to applications with private information listed on them.

The Board discussed the application procedures for renters and owners in the Association. Denis moved to not require an application or background check for any tenant less than five years. No fees for the application will be collected. Anyone who has resided as a renter longer than five years will be required to resubmit an application and background check. This is to have knowledge and updated information on file for the renters in the association. Seconded by Justine, all in favor, carried.

B Elevator has a wire dangling in the control panel, also A,B, & C Low Fluid and vibrates. Thyssen Krupp will be contacted to resolve these issues.

Bay Area Grounds was scheduled to attend the meeting but did not attend.

Appointment to fill Board Vacancy:

Nominees were Will Long and Bill Erickson. Bud Hall announced that Will Long withdrew his name. Justine Simone made a motion that the board of directors appoint Bill Erickson, it was seconded by Denis DeMarino. All in favor, carried.

New office hours to be posted as: 2:00 pm until 5:30 pm Monday through Friday. The office will always be open for 4 hours each weekday, with some days opening as early as 1:30 pm, or as late as 2:00 pm.

Elevator car Lockout 7th Floor – Bud stated that the B elevator switch has been tampered with and has been removed. Alan Hafez, owner, provided survey of 7th floor A building, with most owners in favor of the elevator lockout. Mr Hafez stated his dislike of the elevator being open access. Mr. Hafez explained the history of the lockout system at Crystal Bay.

Bud Hall made a motion that all lock outs on all elevators be restored to operational – a second was made by Denis DeMarino. All voted in favor of the motion. A notice will be prepared for the owners of building A with regard to the lockout, and also that pads will be installed in the elevator for move out/in upon request and will be removed once the move in/out is completed (within 48 hours).

There is to be no parking in the horseshoe area. The most recent infractions occurred in front of buildings B and C. Notices with tow stickers will be posted on cars.

The Board discussed rental income for B-202. The Board questioned whether the income could be shown against maintenance fees. Management stated that it is two separate places in the financials and could not be shown as a debit/credit system against the fees.

Bud stated that A/C replacements, landscaping, and tree-trimming are on the list to be completed this year.

The Board discussed the awnings on the front of the buildings. Costs will be obtained for canvas and other materials that may be durable for the replacement.

Motion to Adjourn was made by Bud Hall, seconded by Justine Simone, all in favor, carried. The meeting adjourned at 8:12 p.m.

Respectfully Submitted,

Beverly Neubecker, L/CAM