

5000 BOARDWALK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 9TH 2014
MINUTES

THOSE PRESENT:

Ron Cook	President
Philip B. Papier Jr.	Vice President
Miriam Holzman	Director
Susan Green	Director
Sandy Montano	General Manager

VIA TELEPHONE:

David Gold	Secretary
Stanley Merves	Treasurer
Ben Coren	Director

President Ron Cook called the meeting to order at 11:10 A.M.

The first order of business is accepting minutes. Director Susan Green made a motion to accept the minutes from August 25th, September 1st, and October 20th. Vice President Philip Papier seconded the motion. All in favor, motion carried unanimously.

Treasurer Stanley Merves spoke about the financial report. We had \$1.4 million in the bank at December 31st, 2013 and we owe the bank on mortgage a little over \$2.7 million. Treasurer Stanley Merves made a motion for \$658,710 of 2013 fund money to be moved to the reserve account. Director Ben Coren seconds the motion. All in favor, motion carried unanimously.

President Ron Cook stated that there needed to be a motion for \$65,000 for the booster pump. Vice President Philip Papier makes a motion for \$65,000 for the booster pump so that in the event of a power outage the water would run all the way up to the 19th floor. Director Susan Green seconds the motion. All in favor, motion carried unanimously.

Vice President Philip Papier makes a motion for the Johnson controls to the necessary tests on the chiller at a cost of \$3,364. Director Susan Green seconds the motion. All in favor, motion carried unanimously.

There was a discussion of installing a 220 volt charging station in the parking lot. Management is to explore installment and cost not to exceed \$14,000. A motion was made to make the funds available. All in favor, motion carried unanimously.

Director Miriam Holzman made a motion to set aside \$45,000 to upgrade the interior of the elevator cabs. Vice President Philip Papier seconds the motion. All in favor, motion carried unanimously.

Secretary David Gold makes a motion that the condominium uses only St. Cloud windows. This is to maintain structural ratings of the window and the consistency of one window design in the building. Director Susan Green seconds the motion. All in favor, motion carried unanimously.

Director Susan Green gave a report about the lobby project. She took over for Scott Eccard as designer but is still using Surroundings as a supplier, saving between \$60,000 and

\$70,000. Director Susan Green explained reusing the marble floors and replacing ceiling tiles beyond the elevator lobby, also the walls will be wall papered and painted.

General Manager Sandy Montano gave a manager's report. St. Cloud delivery is in April, balcony repairs in April, the flag pole repair at the end of May. The awning does not have to be replaced. A Verizon booster should be in place by the end of the lobby project.

The restaurant will be opening on Friday, April 4th with the same hours as last year.

Director Susan Green makes a motion to adjourn the meeting. Director Miriam Holzman seconds the motion. All in favor, motion carried unanimously.

Meeting concluded 12:15 P.M

Respectfully submitted,
David Gold, Secretary