

MINUTES Board of Directors meeting August 29, 2011

Present: Emily, Ed (telephone), Derek, Caroline, Hope, and Gary Beach

Call to Order: 6:05 pm

Approval of Board of Director minutes 5/19/11 Emily made a motion to approve, Ed seconded, all approved.

'Everything Janitorial' who will be our new janitorial service is charging \$500/every two weeks for 5 days per week cleaning. This is the same cost we are paying now with more service.

The birdnests need to be removed. The Board decided on paying Beach to take them down rather than paying Orkin \$100/nest. Emily made the motion to approve, Ed seconded and all approved.

Financials: \$16,500 is due from the Freed/now Mariner Group. Beach is feeling confident that it will be paid, eventually.

Life Safety was discussed. The alarms were going off because there was a 3<sup>rd</sup> floor sensor that was failing. It is fixed now.

HVAC system There are calcium deposits affecting the cooling towers, because our water is so hard. We may need an acid bath clean which is a one time cost to clean the deposits off. \$2,000-\$3,000. Board is pursuing cost of softening the water in the building as they anticipate this continuing.

We discussed creating a grandfather clause that any dog that is under lease now but has NOT been violating rules may be able to stay for a lease extension for \$250 per dog, nonrefundable. NO NEW DOGS are allowed in any leased apartments!

Vision Security: 4 cameras coming and we have approved the cost of \$6,563.00 for Vision Security to install. Derek made motion, Ed seconded. All approved.

Hope said that Google web needed updating. Maybe Gaines Norton, homeowner could help.

Status: 4 new Rentals movein  
2 purchase moveins  
Security Key pad fixed

Table: Waste Management discussion until next meeting.

Meeting adjourned 7:35 pm

