

Embassy Park Condominium, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Conference call in number: (712) 770-4035 Code: 157739
Unit 202
February 8, 2018
OFFICIAL MINUTES

Call to Order (P.M.)

Proof of Notice and Roll Call Posted on Saturday 2/3/18 and emailed

Establish Quorum 7 board members present: Eddie Walker, Nestor Dinari, June Howard, Chey Griffith, Darlene Crawford, Dee Banker, Phil Yorston

Owners: Jack MacDonald and Dian Viovich, Andrew Bytnar

Guest Speaker: Teresa Lemme, EPC Counsel

Regular Meeting dates for 2018 are set as:

Meeting Time: 6:30-7P is open member forum (mingle) and business starts promptly at 7P

2/13/2018

3/13/2018

4/10/2018

5/15/2018

6/12/2018

7/10/2018

8/14/2018

9/11/2018

10/9/2018

11/13/2018

12/11/2018 (Elections and annual meeting)

Review of Minutes of December 20, 2017 and December 28, 2017, and 1/9/2018 (all 3 passed and approved)

Eddie Walker motion and 2nd by Darlene Crawford to pass the 1/9/2017, 12/20/2018, and 12/28/2018 minutes. Passed unanimous

Treasurer Report – June Howard

Will present at 2/13 regular meeting

Motion (1st Eddie Walker and June Howard 2nd) Vote to turn over any delinquents that have not yet paid the 1/1/2018 Quarter assessment yet. PASSED Unanimous.

We will be following policy: If payment arrives after 15th then there is a \$25 late fee. And if by 1st of the following month (after the assessment was due) the owner will be turned over to the attorney to collect.

Committees

Welcoming Committee -Screening/lease/sales report –Unit 711 screening/approved but the sale fell through due to liens of a great amount on the unit worth.

- Also need to send letters to owner of 2 units regarding issues w unit/renters
- Approved sending letter to owner of Units detailing issues in Unit 411 and Unit 205 with the renters. Will give draft to Sea Breeze to send to the owners and record in TOPS.

Landscape – O’Hara contract -We negotiate a price reduction this year in our monthly fee. Darlene motion to approve, 2nd June \$3080/ month. APPROVED

More expenditure have just come up for Tree Team – A motion to approve the unapproved (Surprise) expenditure of \$500 tree trimming for one unit that was not budgeted. This was “approved” by prior board in 10/2018 – but there were no meetings and thus no vote on this. Darlene Crawford motioned and 2nd Chey Griffith we must pay Tree Team. PASSED Unanimous.

Maintenance - Will discuss at 2/13 meeting

Pool – Need a daily log –Darlene will chair and Dian V. and Jeff Ford will share the responsibility of testing pool water and charting daily in log.

Newsletter/Communications -Darlene and Dian V. Come up w something to present at 2/13/2018 meeting.

Legal – Eddie – Teresa Lemme, our counsel presented on speaker phone regarding pending lawsuit.

Motion: Ed 1st, Chey 2nd Direct counsel to offer settlement \$1000 to Universal.

Subrogation claim from Universal Properties Insurance from 2013 re: a unit they paid a claim on. They claim that caulking or stucco wasn’t maintained by association and allowed water intrusion. They want 12 K damages plus legal bills paid.

Do we want to offer a settlement so that the legal bills do not pile up? The owner never alerted the board at the time of the alleged event. The association was never informed of this until after the insurance company filed a lawsuit.

Old Business

Certification form for new board members – must have this next week

Exterior lighting replacements – Chey will send a list of lights w issues to Sea Breeze.

Considering doing entire light change out because it is covered in the Special Assessment.

Broken gate on 705 and 608 unstable – direct Sea Breeze to take care of these ASAP.

Seal Coat peeling up - direct Sea Breeze to follow up.

Signs on front gate – The CMC sign is removed but is messy. Sea Breeze can put up a sign w contact CMC never removed the 4 signs as requested. Direct Sea Breeze to remove.

Poles to be installed in back of dumpsters (re-vote) Eddie rescinds the plans to install poles on back of dumpster
PASSED 6-1 Phil opposed.

Water stains on side of building – by 503 – need to check, will direct Sea Breeze to check this and the masonry issues.

NEW Business

Sea Breeze now on board – letters mailed and announcements on bulletin board

Owner Comments

Dian V says that the pump box needs to be replaced.
Security cameras access needs to be decided.
Jack Macdonald did not get his letter from Sea Breeze.

Adjourn

7:51 pm