

DRAFT Board of Governors Meeting Minutes

Friday, October 25, 2024

The meeting was called to order at 4:03 p.m.

Board Members Present: Geoff Hill, Nikki Reagan, Todd Schneider, Jason Veracco

Owners Present: Becky Hinkel

Approval of Minutes: Upon motion made by Nikki Reagan, seconded by Jason Veracco and unanimously carried, the Minutes of the October 14, 2024, were approved.

Geoff reported that he negotiated a \$15,000 discount on Jordan's bill. Final payment will be held until lights and replacements have been completed.

Jason reviewed color choices for hallway; including trim stain, doors, and hardware. The plan is to provide uniform continuity throughout the hallways. He also discussed replacement of the weather stripping. Geoff requested that stripping be "smoke seal" to provide fire protection. Upon motion made by Nikki, seconded by Jason and unanimously carried it was agreed that the lockset and unit number color should be black; the door color dark grey (the color of the 5-panel door photo sample), and stain around the doors and beams should be in between the lighter and darker sample colors. Geoff suggested that a paint stick be painted with the door paint color, break it in half, give one half the painter and the other half to Dan to make sure the paint color is uniform in all spaces. Upon motion made by Jason, seconded by Nikki and unanimously carried, an expenditure of \$10,800 for unit numbers and programmable lock sets, \$2400 labor to remove and replace, and \$2,000 miscellaneous labor was approved.

There was concern regarding security while paint on open doors is drying. Jason will speak with the contractor and advise him that it is their responsibility to provide security while doors are open, and obtain a signed disclosure to that effect. He will also ask them to replace the weather stripping.

Geoff reported that the year end Reserves are being adjusted from \$198,000 to \$140,240. End of Year budgeted Operating Fund will go from \$80,000 to \$50,000.

Owner Becky mentioned there were some issues with the Township taxes on transient rentals and wanted owners to be aware of them.

The meeting was adjourned at 5:20 p.m.