

MEETING MINUTES – June 26, 2024

- I. Call to Order - Debbie called to order at 6:19pm.
 1. All board members present & Tony Major from AMI.
 2. Carol Smith sold her unit and is no longer on the board.
- II. Minutes - Approval of meeting minutes from prior meeting
 1. Debbie motioned to approve minutes. motion carried.
- III. Financial Report - Balance Sheet, Budget Comparison, Water GL & Universal Utilities Statement
 1. Tony reviewed the financial information.
- IV. Recent Sales Report – Active Pending & Sold in the last 30 days
 1. Tony reviewed the most recent sales and value.
- V. Votes by E-mail
- VI. Action Items List
 1. OTIS – Can we lock in the price of \$22,490 – Emailed Regan, yes the price is still available. - Hold
 2. Approve G&S Window for 2024 – Out for signature
 3. Photo of Metro Lofts to put inside the elevator. Get a mock up and use the photo of the building.
 4. Approve - #001 Request for Modification for updated patio landscaping 6-14-24. - Complete
- VII. Manager’s Report
 1. Elevator Code Project 2024 - \$22,490 – Researching requirement
 2. Elevator Vandalism Repair
 - i. Discuss which photo option is better?
 - ii. Rochester Sign Shops can create and install the sign on metal.
Board prefers to try a stainless steel contact paper to be installed by handy man on the left and right walls, Dane made motion, motion carried.
 3. Insurance Quotes – Existing Premium - \$9,153.50 | Umbrella - \$365
 - i. State Farm - \$11,398 | Umbrella - \$275 for 1 million
 - ii. Farm Bureau -\$9,544 (Full Pay) | Umbrella - \$506 for 1 million, \$856 for 2 million
 1. Crime \$591 & D&O \$1,326 – Travelers (you already have them for D&O)
 - iii. Kapnick -
 - iv. VTC -
Prasad concerned about value of property for insurance. Debbie to ask Barb, how the value the total building.
Tony to ask reserve study vendor.
- VIII. Next Meeting to be held on Wednesday, August 28, 2024 via Zoom.
- IX. Adjournment to Executive Session
 1. Debbie moved to adjourn to executive. Motion carried.