

## **Villa Towers Board of Directors Meeting**

**Tuesday, August 23, 2022**

### **Meeting Minutes**

Cathy Newman called the meeting to order at 4:32 p.m.

Roll call of Directors – Cathy Newman, Jeff Foster, Elizabeth Gittins, Maria Kaliniak, Tom Leng, Nhan Dinh attended part of meeting by Zoom

Notice of meeting – Confirmed posted in elevators and lobby on August 21<sup>th</sup>

Secretary Report (Elizabeth G) –

- Jeff F moved to accept the minutes of the June 20, 2022 BOD meeting minutes as previously emailed. Cathy N seconded. All voted in favor. Motion carried. Elizabeth G will post to the website

Treasurer Report (Jeff F) –

- Jeff reported that all owners are paid through August.
- Jeff calculated a special assessment of 221K for VT large, building electrical panel replacement
- Jeff reported that there is 159K in the painting reserves and there is leftover monies in the concrete restoration reserve account.
- Jeff made a motion, after the completion of the large panel installation, to move any remaining monies in the Special Assessment Account to the Reserve Account for Painting. We will leave a small amount of money in the Special Assessment Account to ensure the bank account remains open. Cathy N seconded. Jeff, Cathy, Elizabeth, Maria, Tom voted in Favor. Motion carried.

\*Nhan Dinh was not responding/dropped off the zoom at this point

Old Business –

- Comcast finalized contract (Tom L)  
Internet bulk services & throw in DVR 20 hours cloud feature  
Internet speed is now 300mbps, hotspot is 50-100  
3 months free installation of 2-HD boxes & gateway modem, you can call to install on 11/1/22. After 3 months the cost is \$100.00, \$87.95/monthly beginning 11/1/2022 for the condo and the owner's cost is zero..
- Jeff moved to approve the Comcast contract. Cathy seconded. Jeff, Cathy, Elizabeth, Maria, Tom voted in Favor. Motion carried.

- RB Fire Inspector came in May 2022 and inspected the building with Cathy Gill. We received notification of this in June when we received the letter from the inspector. A response letter is drafted and ready to mail back to RBI.
- The Annunciator panel box is not functioning. The parts are to be delivered on August 25, between 10:30am-12:30pm.
- August 25, the water will be turned off 9:00am-10:30am to fix a pipe in the building.
- The new company for the gate came out to fix the arm. They adjusted the rubber gasket. They assessed the motor is ok and the battery pack should be good for a couple years.
- The heat detector went bad on the PH floor causing our fire alarm in the middle of the night.. We learned that when a HD does not function, it shuts down the elevators. This is because the HD is right outside the elevator. The HD have exceeded their life and we are in the process of changing out these modules.
- Painting committee has met with two leading companies who have submitted labor only bids for the job. The third bid was almost double the other submitted bids. They were called to discuss/negotiate but never responded.

Adjournment: At 5:16pm Jeff F made a motion to adjourn the meeting. Elizabeth G seconded. All in Favor. Meeting adjourned.