

WP1 HOA Board Meeting

June 9, 2018 @ 9:30am Tim, Margaret, Steve, Rick, Leon, Skype: Terry, Henry

Parking Recommendation

Move back to two spaces south of foyer. Paint. Move Signs. Committee only addressed this issue at this time.

Tim Motion, Margaret 2nd. All yes

Financials

Checking: \$19,380.53

Virtus: \$75,475.62

Paid Insurance of approx. 21k for first payment. We are insured!

17 Owners owing 6,732. 1 owner still owes on assessment

Need a process to enforce payments (Cable cutoff?)

Management Committee Update

Randy joined at this time for this segment. We discussed the current responses to the RFP thus far and also outlined next steps.

Roof Cap

No money to actually do at this time.

It was decided that we would include electronic vote with electronic BoD vote this fall. This was changed in the afternoon session.

Pool

Work continues. Paint in the fall. Get the pool open ASAP!

DR Moore

Hold off on payment until we get clarification of repairs. Steve sent email to DR Moore requesting pictures of Before/During/After as was agreed upon initiation. Looking over "extra" that DR Moore specified, there were questions raised.

Security

We discussed the security situation over Memorial Day weekend. Several owners were onsite during that weekend. It was decided that we will not employ Security for July 4th as we do not have actual funds to pay for it and it is not really needed. Encourage Renters to call Police when noise disturbance and parties occur.

By-Law Update

Leon provided overview of rewrite of By-Laws including the following modifications over the years. Two items have not been formally adopted by the owners. This includes:

- Term Limits of Directors of 3 consecutive elected terms
- Projects in excess of \$5,000 must be voted on by all directors

Elevator Repair

South Elevator – Temporary repair costs approx. \$2900. Elevator currently is safe, but that could change. Elevator to be inspected every two weeks. Get temporary fix in ASAP. Margaret picked color. Full fixed was approved on a prior call.

General BoD Meeting

Reconvened at 1:30pm – Tim, Margaret, Steve, Leon, Rick (8 owners present, 2 on Skype)

Financials

Checking: \$19,380.53

Virtus: \$75,475.62

A lot of our funds are already earmarked for operational support and other items like Elevator repair.

Pool

Working on getting it open. Should be open soon! Indoor Pool needs attention and will be addressed in the fall. Originally BoD wanted to get a climate control system for the pool area that cost 45k. This was delayed due to Ocean Side project.

DR Moore Update

Almost done! Balconies are Finished. Final Bill expected. 5 stack was the worst. Some discussion occurred around the project and the delays.

Elevators

The South elevator needs rebuilt. Wall is bowing out and hitting counterweight. Temporary fix to put a sheet metal backing. This will help us get through the summer. Tile in elevator will also be replaced at the same time the temporary fix is applied out of the Maintenance budget.

By-Laws

Voting later this year. Leon provided an overview of rewrite.

Roof – Fireplace stacks

Vote coming later. 3 proposals. Approx cost for work is 12k.

Several owners volunteered to pay 3Q dues early so that we could get this work done before the fall. Will schedule vote soon to eliminate chimney flues and prohibit wood burning fireplaces.

Maintenance Summary

Tim gave an update of maintenance items that have been worked on recently.

Management Committee Summary

Meetings are ongoing. RFP sent out to 10 companies. 7 responded back. Evaluation of bids currently in process. Clarification Questions to companies are being formulated.

Meeting adjourned.