



# AQUARIUS CONDOMINIUM ASSOCIATION, INC.

## Meeting of the Board of Directors

Date: Thursday September 29<sup>th</sup>, 2016  
Time: 6:30 pm  
Location: The Cascade Room

### Meeting Minutes

#### **Board of Directors:**

##### Present:

Bhagwan Gupta, President  
Victor Rocha, Treasurer  
Linda Satz, Secretary  
Cecilio Berndsen Vice President

Property Manager: David Slavin, LCAM

Regional Manager: Billy Coleman

1. Meeting was called to order at 6:30 p.m.
2. Proof of notice of meeting was provided by Management.
3. Quorum.
4. Secretary moved and seconded by Treasurer August Minutes were approved Unanimously.
  - Mentioned – Steven Arginteanu resignation was accepted by the Board.
5. President's Report
  - Introduction of New Staff: Gabriella Sarahi Amao
  - Working Elevators & AC System are 2 essential components regarding the Towers:
    - Permission to hire a consultant for elevator repairs and improvements;
    - No money was put aside in the 2016 budget for improving elevators;
    - The Board requested from the owners that some of the money from the Special Assessment 2013 could be used to start working on the elevators. Motion was made that fees for Carey & Associates will not exceed \$28k. Motion made by Secretary 2<sup>nd</sup> by Treasurer it was approved Unanimously.
  - Committee Reports
    - Establishment of new Emergency Committee: Chair Susan Spain
    - The Board Members agreed to have the Emergency Committee that Susan Spain has organized and appointed Susan Spain as chairman.



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- Joan reported that they had a Pets Committee meeting in June and they will be recommending changes to Pet rules.
- 6. Regional Manager gave an overview of the Financials.
  - New Collections Attorney- Treasurer reported that it was agreed to have the collections turned over to the attorney Katzman Chandler.
- 7. Operations.
  - a. Forty Year Recertification: Status Update – Presented by Andrew DeCecesar one of the reps of Hillman Engineering
    - Gave great detail regarding like and same replacement prices by Power Point during the meeting.
    - He gave an estimate of how many months it will take for the work to be done. Probably 18 to 24 months;
- 8. Motion to approve: Motion made by Treasurer 2<sup>nd</sup> by Secretary that a fee of \$30k would be spent on the survey at this time.
- 9. Motion to approve: Motion made by Secretary and 2<sup>nd</sup> by Vice President for Landscape Architect: Landscape Architect Consultants, Inc. authorized a contract NOT to exceed \$56k.
- 10. Managers' Report/Project Update
  - Valet Permit CSI should close it out;
  - Final walk through was done;
  - Roof is 90% done;
  - S&D Gym Bathroom- several change orders have been recommended for approval;
  - HVAC System South Tower electrical Conduits are being investigated so the same problem won't happen;
  - West Pool Heater- Warranty allows us to put in the new part;
  - Restaurant – New proposal presented regarding the chiller; restaurant may open on Saturday.
- 11. Regional Manager – Spoke about Sprinkler Retrofit Opt-Out , & Proposed Changes
- 12. Adjournment: Meeting was adjourned 8:30 pm. Motion made by Treasurer 2<sup>nd</sup> by Vice President. Approved Unanimously.