



AQUARIUS CONDOMINIUM ASSOCIATION, INC.

Aquarius Condominium Association, Inc.
Board of Directors Meeting
October 20, 2016
Cascade Room
6:30PM

MEETING MINUTES

Board of Directors:

Present:

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

Property Manager: David Slavin, LCAM

Regional Manager: Billy Coleman

- Meeting was called to order at 6:30 PM
- **Proof of Notice:** Was provided by Management.
- A quorum was present. All members were in attendance
- Victor Rocha moved and seconded by Linda Satz, minutes were approved Unanimously.
- **Motion to approve:** Motion made by Vice President 1st and Secretary 2nd to approve Judy Ort Director to replace the prior Director Steve Arginteanu
- **Motion to approve: Motion made by Treasurer 1st and Secretary 2nd to pay \$16,000.00 for a settlement with Reliable Pool. Aquarius was advised to settle due to lack of documentation and it would cost more money for the Association if we were to fight in court.**



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- **The Regional Manager reported the financials;**
- **President Report (General Announcements)**

- **Motion to approve: Motion made by Treasurer 1st and Vice President 2nd to retain the Auditors from the company Kane Condominium Association services. The President agreed to engage the new auditing firm. Motion passed with 3 in favor and 1 opposed. Secretary opposed the decision to change current auditors.**

Requested unit owners, to close and open their shutters before leaving premises.

- **Manager's Report/Project Update**

- **Valet Deck Permit was CLOSED**
- **Core testing will be done on 20 random units. 10 from each building.**
- **Vice President – Reported an independent company will be hired to do the evaluation of the balcony**

He reviewed history and conditions of the balconies. Several reports were discussed including one from ACG in 2015 and the most recent one from Hillman.

General Contractors. 6 companies specializing in concrete restoration projects received Bid documents. The final BIDS are due by Nov 16th

Gym Roof –Punch list items need to be done and a few other things need to be addressed before retainage is given.

- **HVAC – A discussion was made of the current vendor DebonAir and the vendor that installed the current HVAC Vmech mechanical systems.**
- **Motion to approve: Motion made by Treasurer 1st and Secretary 2nd to terminate DebonAir contract and replace them with Vmech. All service contracts needs to be reviewed by the attorney. President wants an opt out clause for poor service.**
- **House Keeping will be paid \$2500.00 every 4 months to polish the marble floors starting November 6, 2016**



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- **Open forum for unit owners to address any topics listed on the AGENDA**
- **Robert Leviyev 803S- Wanted to go on record that Vice President didn't follow through with having a chairperson replacing the prior chairperson, who chose to step down, nor did he initiated financial Committee meetings;**
- **Robert Leviyev 803S – Requested to get 2 companies to do the balconies evaluation instead of ONLY 1 company;**
- **Esfir Leviyev 803S – Wanted to point that the out the Board has ultimate control and they need to make the right decisions. She also wanted to point out that the Board member speak directly into the mike;**
- **Wendy Miller 905S- Wanted to request the Board to inquire from Vmech as to what they consider an emergency**
- **Stern Laszlo 1101S – Wanted to request the Board to look into having some of the pavers to be moved from the entry way**
- **Stephen Arginteanu 601N- Mentioned while he served on the Board, he didn't like two contracts**
- **Adjournment:** Meeting was adjourned 7:57 pm. Motion made by Treasurer 2nd by Vice President. Approved Unanimously.