



AQUARIUS CONDOMINIUM ASSOCIATION, INC.

Aquarius Condominium Association, Inc.
Board of Directors Meeting
April 19, 2018
6:30pm
Cascade Room
MEETING MINUTES .

Call to Order:

The meeting was called to order at 6:30 PM

Board Members Present

Bhagwan Gupta- President
Victor Rocha – Treasurer/Vice President
Linda Satz- Secretary
Cecilio Berndsen- Director
Judith Ort – Director (Skype)

Also Present

Adrian Paredes - Property Manager
Nathalie St Juste-Administrative Assistant
Sean Fontana-Regional Manager

Proof of Notice

Provided by Management.

Certification of a quorum

Quorum of the Board of Directors certified.

Approval of Meeting minutes:

Motion made by Victor Rocha to approve the March 22, 2018 BOD Meeting Minutes as presented. Motion was seconded by Cecilio Berndsen. All in favor, none opposed. Motion Passed unanimously.

President's Report

- a. **Cable/Internet-** Mr. Gupta announced a meeting will be held with Comcast on May 3rd 2018 to discuss details and to address the cabling concerns.
- b. **Irma Deductible-** Unit owners were advised that June 1st, 2018 will be the start date of payments for the Irma assessment; coupons will be sent to unit owner. Unit owners were asked to please provide management which payment plan they were choosing.
- c. **Mock up approvals-** Mr. Gupta expressed the reason for the delays and the continuous discussions revolving the balcony ceiling mock ups. The Board of Directors, along with the engineers feel we have not received a finish on the soffits consistent with what is required by contract. Once the contractor provides an adequate finish, and both engineer and BOD are satisfied with the finished product, the contractors will begin the work as necessary.



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- d. Tiles and Impact Doors-** Mr. Gupta informed unit owners of the importance of the tile installations being done correctly. If not done correctly, it may obstruct the opening and closing of the kitchen door leading to the balcony due to the thin set of the tile setting. Unit owners must advise their window and door installers that tiles will be installed on their balcony prior to the contractor taking measurements.
- e. Pool Finish Submittals-** Mr. Gupta discussed with the membership that the submittals approved by the Board is in alignment with the specs presented by our pool architect and designer in his original specifications.
- f. 40 Year Recertification GFI requirement-** Unit owners are required to have GFI's installed in the bathroom and kitchen of their units and the association is not responsible for GFI installation.

2. Administrative

- a. Katzman resolution- Motion** was made by Victor Rocha to stay with Katzman as our existing attorney, motion was seconded by Linda Satz. All in favor, none opposed. Motion passed unanimously.

3. Financial

- a. Review of March 2018 Financials-** Mr. Rocha mentioned that we are in good financial position at the present time. He reviewed several items in the balance sheet. Income and expense statement and our AR receivables, Mr. Rocha expressed to the membership that these reports are available at the office and management can answer any questions not already discussed.

4. Items requiring BOD ratification

Motion was made by Victor Rocha for ratification of the following agenda items.

- a.** Proceed with Fire Alarm and Security Services for the fire alarm work for our elevator modernization project, this contractor saved the association approx. 15K from original contractor.
- b.** Proceed with All Fire Alarm Company to perform our annual stand pipe and fire pump inspections
- c.** The interior work done in various units due to intrusions by JD Painting
- d.** Alarm One Proposal for the installation of exterior cameras to allow for more coverage in the west lot.
- e.** Confirmation of exterior accent color (Niebla Azul)—W9137

Motion was seconded by Linda Satz All in favor none opposed. Motion was passed Unanimously, to ratify items A through S. Mr. Cecilio Berndsen voted no for item E.



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5. **Adjournment- Motion** for Adjournment was made by Victor Rocha and seconded by Linda Satz. Meeting adjourned at 8:10pm