

Aquarius Condominium Association, Inc.
Board of Directors Meeting
Thursday August 23, 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

Board Member Absent

Judith Ort – Director

Also Present

Adrian Paredes - Property Manager
Nathalie St Juste-Administrative Assistant
Misael Flores-Administrative Assistant

Proof of Notice

Provided by Management.

Certification of a Quorum

Quorum of the Board of Directors was certified.

Motion was made by Linda Satz to approve the July 27, 2018 Membership Meeting. It was seconded by Cecilio Berndsen. All in favor, none opposed. Motion passed unanimously.

President's Report

Mr. Bhagwan Gupta mentioned that the final Comcast contract is being reviewed by the attorneys and the negotiating team it will be effective September 1st. The contract with Comcast is for the next 66 months. The rewiring that are external to the unit will be carried out by Comcast at no additional cost to the association. Stacks 2 and 3 have been turned over to the association and the unit owners are being notified at this time for full use of their balconies. The association will conduct the necessary repairs and installations of the GFI outlets and the light fixtures on balconies. The gap in balcony railings did not meet code requirements causing a delay in repairs for stack 8. Mr. Gupta made clear that the site has been under construction for 15 months thus far. By end of September the South Tower will be completed. The contract was signed for 24 months and we have progressed as scheduled except for changes in scope

of work for unforeseen conditions.

The association had a delay in the installation of shutters due to the balcony removal but will commence once Structural gives the clearance for the repairs.

Administrative

Motion was made by Victor Rocha to approve the A/C installation in the restaurant. He also moved to approve the balcony light fixture, and exterior GFI outlet installation for the South tower. The motion was seconded by Linda Satz. Motion passed unanimously.

Comcast Contract- The contract will be signed after the board meeting and will be effective September 1st 2018 for a period of 66 months.

Financial

Review of July 2018 Financials

Victor Rocha provided a brief explanation of the financial statement and the account receivables. He stated that we are in good financial shape and are operating within our budget.

Motion was made by Victor Rocha to ratify items as presented. Motion was seconded by Linda Satz. Motion passed unanimously.

Items requiring BOD approval / Ratification

- a. Balcony Lighting Fixtures;
- b. Appointment of Sharon Smith to Grievance Committee;
- c. Change Order #1 Vasile (Elevator tile floor);
- d. Old Gym Equipment sale and Purchase of new items.

New Business

Mr. Cecilio Berndsen requested Atlantic and Pacific Management to look into the proper use of the prepaid funds sitting in the bank account and advised the Board of Directors of the best course of action for use of these funds.

Adjournment

Motion for Adjournment was made by Victor Rocha and seconded by Linda Satz. Meeting adjourned at 7:38pm.