

**Aquarius Condominium Association, Inc.**  
**Board of Directors Meeting**  
January 31<sup>st</sup>, 2022  
11:00 AM  
Cascade Room and via Zoom  
**MEETING MINUTES**

**Call to Order:**

The meeting was called to order at 11:02 AM.

**Board Members Present**

Kiet Ngo – President  
Leon Behar – Vice President  
Elzbieta Jankowska Fishman – Treasurer/Secretary  
Linda Satz – Director  
Zinaida Bluband – Director

**Also Present**

Marie Goehl – Property Manager  
Misael Flores – Administrative Assistant  
Jibsel Aleman – Administrative Assistant

**Proof of Notice**

Provided by Management.

**Certification of a Quorum**

Quorum of the Board of Directors (BOD) was certified.

**New Business**

**a. Discussion of Special Assessment Projects**

- i. **Roofing Consultants**  
Zina and Elzbieta would like to meet with other properties in the area that have done roof replacements to determine if a roofing consultant is required for the Association. The Association currently have three proposals for roofing consultants. OptaMiss Artemis, and B&I are the 3 companies that have provided proposals as of this moment. Kiet stated to the membership that the board will talk about the proposals before sending all the information to the owners.
  
- ii. **Domestic Booster Pumps**  
The Association has five proposals for the domestic booster pumps. Four proposals are close in pricing and there is one that has a very high price, and the Board will exclude it from the bids that the Board of directors will compare.

iii. South Tower Chiller

The Management office has reached out to four companies to receive a proposal for the South tower chiller and will search for more companies to receive more proposals. The Association will also request proposals from the four companies that have provided the Domestic Booster Proposals with references of buildings they have done in the area.

iv. Maintenance Stairs

The Association has received two proposals for the maintenance stairs that will be on the Northeast corner of the East pool deck. The board is requesting the maintenance stairs be made from aluminum. The Board chooses to table one of the proposals that is double the cost of the other and the Association will request two more proposals from different companies. The Board would like to send the drawing that is for Aluminum stairs to the other companies so the proposals will be the same scope of work.

v. Additional Column Repairs

Slider engineering is bidding out the concrete work that has to be done in the garage. The Association has two different companies that will be sent to Slider Engineering to have different bids regarding the column repairs in the garage. The Association is asking the current engineer to provide a listing of all the current work that has been done. We will then provide the work listing to slider engineering to compare it with the list of work that has to be done to see if any column work was done incorrectly. The column repair is urgent as the Association is incurring costs for the shoring monthly rental.

## **b. Discussion of Committees**

Zina suggested to the Board to appoint a construction committee for the projects that are upcoming for the special assessment and a social committee. Elzbieta suggested to the Board to appoint a legal committee, financial committee, engineering committee maintenance committee, and beautification committee. Leon suggested to the Board to appoint an insurance committee. Kiet stated to the membership that once the descriptions of the committees are completed then the information will be sent out to the owners and the owners will have to respond if they would like to sign up with a committee. Kiet went on to summarize that there are currently 7 committees that are suggested, Construction/Engineering, Legal, Social, Maintenance/Facilities, Fining, Financial, Insurance committees. The suggestion is currently 5 per committee.

## **c. East Pool Heater**

Marie stated to the membership that we have been in constant contact with the pool company to receive a new heater. The pool company is not able to provide an ETA for the delivery date of the pool heater at this time. Once the new heater arrives to the property, Management will have to contact the pool company to send a technician to install the pool heater. The pool heater is currently being exchanged for a new one as the association is still under the warranty period.

**d. Elevator Maintenance Agreement (Connections Elevator)**

Marie explained to the membership and the Board members about the proposed agreement for the elevator maintenance agreement. Marie explained that the agreement will cover overtime cost no matter how many times the elevator company will be called. The Association will place monitoring systems in the elevator rooms to know if the damages to the GAL Controller board is environmental or if the damages are relating to another issue. Once the Association receives the feedback from the monitoring systems then the Association will decide what to do next to rectify the issue. Leon reassured the membership that the Association is investigating the reason behind the damages. Marie showed a graph to the membership showing the service calls we have had with Connections elevators. Each call to the elevator company is \$250. An elevator engineer arrived and inspected the elevators, he provided a recommendation to replace the board on elevator #4. after having Connections elevators repairing our elevators, the amount of service calls have decreased through the month.

The Board of Directors decided to table the Elevator Maintenance Agreement (Connections Elevator) for further review.

**e. Repair Order for Gal Controller Board Replacement for Elevator #6 (Connections Elevator) Total Cost: \$3,289.99**

The GAL Board for Elevator 6 has to be replaced in order for the elevator to be functional, as the current board is beyond repair.

Motion to approve Repair Order for Gal Controller Board Replacement for Elevator #6 (Connections Elevator) Total Cost: \$3,289.99 was made by Mr. Behar and seconded by Mrs. Jankowska Fishman. All in favor said "yes", none opposed. Motion passed unanimously.

**Adjournment**

Motion for adjournment was made by Mrs. Jankowska Fishman and seconded by Mrs. Bluband. Meeting adjourned at 12:43 p.m. All in favor said "yes", none opposed. Motion passed unanimously.

