



The Board of Directors at The Atrium Condominium Association, Inc. held a duly called Board Meeting on **Tuesday, April 23<sup>rd</sup>, 2019.**

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**Roll Call:**

**Present:** Tom Mason, Robert Dawson, Antonio Traversa, Robert Button, Clyde Keck, Joyce Murphy, Chuck Gulgas

**Present via tele-conference:** Robert Button, Ann Degnan, Patricia Brosamer

*Quorum was established*

**Proper Notice: Posted on 04.18.19**

**The Meeting was Called to Order at 7:06 pm**

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**Meeting Minutes:**

**Motion:** *That the Meeting Minutes from the Board Meeting that was held on 03.19.19 be accepted as if read.*

**Entered by:**

Clyde Keck

**Seconded:**

Joyce Murphy

*All in favor; Motion passed unanimously*

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**Presidents' Report:**

Board President, Tom Mason addressed the Board and the Membership present; by advising the status of the projects in the lobby. CMI A/C has completed with their installation of the A/C Ducts in the lobby. Gator Electric will be done installing the parking lot lights by the end of the week and will begin doing the lighting in the lobby. At that point the last items will be to install the drywall and paint.

Tom addressed the rodent issues, there have been a handful of sightings, Rupert provided a name of a company who was able to get them under control about 18yrs ago so Tom will be contacting them to see if there is any alternate way to get them out of the building.

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### **Treasurer's Report:**

Board Treasurer, Robert Button addressed the Board and Membership present regarding the balances of the financial reports for March. Robert provided the balances for the special projects accounts as well and confirmed the funds are available for the awning project.

Robert Button would also like to have the Board of Directors come up with an up to date collection policy.

**Motion:** *That the Board of Directors approve the March 31, 2019 financials provided by Management*

### **Entered by:**

Joyce Murphy

### **Seconded:**

Chuck Gulgas

*All in favor; Motion passed unanimously*

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## **Committee Reports**

### **Bicycle Committee:**

Committee Chair; Denise Quigley advised the Board and Membership present that there are 23 bikes that will be donated to Jack the Bike Man. Tom Mason advised the Membership present that the owners should not be taking any of the donated bikes and registering them. Denise Quigley had a few suggestions for the board to consider which will be submitted.

### **Landscaping Committee:**

Committee Chair; Meredith D'Andrea advised the Board and Membership present that they compared two companies, Sedlack's Landscaping and Barkley's Landscape & Design. Sedlack's Landscaping offered the owner onsite 6 out of 7 visits. Sedlack's Landscaping was the committees first pick but they were over budget at \$1900/monthly. Barkley's Landscape offered services at \$650/monthly that included pest & weed control. A unanimous decision was made to try Barkley's Landscape & Design on a year contract with a 30day termination clause.

Meredith D'Andrea also went over a few ideas for the sandy area in the back of the clubhouse near the parking lot. The committee will present options closer to next season.

### **Beach Committee:**

Committee Chair; Claire Graves advised the Board and Membership present that the "Beach Survey" has been tallied up by the Committee and Manager Amanda Foster and will be presented to the Members of the Board for their review and consideration. Claire went over the results of the beach survey. There were 71 responses, a few highlights are below. Tom Mason and the Board of Directors will review the results and comments and draft a contract based on the members responses.

41 Owners use the Beach Services

34 owners are satisfied, 4 owners are dissatisfied, and 3 owners had no opinion



Overwhelming “Yes” to wanting 9am-6pm hours

Overwhelming “No” to not allowing non-residents to rent chairs

**Clubhouse Committee:**

Committee Chair; Joyce Murphy advised the Board and Membership present that there is a need for signage in the billiards room and gym. Robert Dawson was volunteered to review the signage and rules at the time the Rules and Regulations will be reviewed. Joyce Murphy thanked Paul Bailey for his hard work on organizing the bookshelves. The piano that was donated got some use over the Easter holiday therefore it will remain in the clubhouse.

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**Manager’s Report:**

Property Manager, Amanda Foster addressed the Board and Membership present;

Management presented two bids for the elevator A/C room that needs to be replaced. CMI submitted a bid at \$4600, Louis Mollo A/C submitted a bid at \$5263 with additional work to remove electrical line.

**Motion:** *That the Board of Directors approve the proposal submitted by contractor; CMI AC & Electrical for the installation of an A/C unit for the Elevator Room at \$4600.00.*

**Entered by:**

Clyde Keck

**Seconded:**

Antonio Traversa

*All in favor; Motion passed unanimously*

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**Awning Project:**

Micah with Stattus Technology was invited to answer questions from the Board of Directors and the Membership present. He answered a number of questions from the Board and the Membership present. Micah went over a few key points regarding the awning:

- After permitting it will take 1-2 weeks on site to install
- The area will be roped off for safety
- Warranty: 15 years structural & 5 years electrical
- Maintenance for the awning would be a good cleaning two times a year using an outdoor cleaner and hose.

**Motion:** *That the Board of Directors approve the change order at \$10,329.00 submitted by contractor; Status Technology for the installation of the clubhouse awning.*

**Entered by:**

Joyce Murphy

**Seconded:**

Robert Button

*All in favor; (Clyde Keck, Patricia Brosamer, Robert Dawson voted against motion) Vote Passes at 6:3*

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**Open Forum:**

Various topics were covered regarding the Clubhouse rules and the need to stock up on supplies over the weekend.

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**Meeting Adjournment:**

**Motion:** Entered by Joyce Murphy

**Seconded:** Antonio Traversa

**Meeting Adjournment / All in favor / Meeting Adjourned at 8:52 pm**