



The Board of Directors at The Atrium Condominium Association, Inc. held a duly called Board Meeting on **Wednesday, May 6, 2020.**

Roll Call:

Present: Tom Mason, Robert Button, Patricia Brosamer, Antonio Traversa, Donna Shelton

Present via tele-conference: Ann Degnan, Charles Gulgus, Clyde Keck, Robert Dawson

Quorum was established

Proper Notice: Posted on 05.04.2020

The Meeting was Called to Order at 3:32 pm

Meeting Minutes:

Motion: *That the Meeting Minutes from the Board Meeting that was held on 03.10.2020 and 04.28.2020 be accepted as if read.*

Entered by:

Donna Shelton

Seconded:

Clyde Keck

All in favor; Motion passed unanimously

President's Report

BeckorBallot: Board President, Tom Mason discussed an option provided by the attorney's for electronic voting. The software is \$700/year for unlimited surveys, amendments, & voting.

Motion: *To allow online voting and to join Beckorballot for one year at \$700.*

Entered by:

Clyde Keck

Seconded:

Patricia Brosamer

All in favor; Motion passed unanimously

Rules Revision: Board President, Tom Mason opened the conversation regarding the need to revise some wording within our Rules & Regulations. The Board has begun working on this and the changes will be presented when complete.

Timeline for Projects: Board President started the conversation about the projects the board began looking into. Due to the Covid- 19 and Governor's restrictions these items are on hold. Following the governor's order and will make changes as the county updates their orders.

Use of Sundecks: Tabled.

Property Insurance Renewal: Tom Mason opened the discussion regarding the increase of the Property Insurance. Went over a few areas in the budget we could start scaling back so we are ahead of the increase for the upcoming renewal 2021.

Maintenance Manager/Day Laborer: Board President, Tom Mason discussed cutting back the day laborer and having our Maintenance Manager take a more active role on the maintenance items that need to be repaired/replaced.

New Exit Signs with Lighting/Exterior Lights above Doors: Patricia Brosamer brought up the exit lights on each corner along with certain owners who have installed the exit lights above their own door. Installing the new LED lights should illuminate the corners of each floor.

Schedule of Meetings throughout 2020: The Board discussed their availability and the schedule of meetings going forward for 2020. Every month the meetings will be held the third Thursday of every month at 6:30pm.

Website: Ann Degnan volunteered to get information together for a new website that she started to develop. Tom Mason instructed her to contact Mike Jutt and discuss the current website to see what our options are for updating it. Homeowners would like to see a monthly calendar.

Treasurer's Report

Robert Button addressed the Membership present with the Operating balance as of today \$57,857 and Reserve Balance is \$316,400. The April Financials will be available within a few days for the manager to disperse.

Committee's Report

Tom Mason shared Meredith D'Andrea's committee report, there is one plant that the landscapers will be replacing. It did not survive next to the gym window. Paul Bailey spoke about St. Patty's day party and provided the balance of funds he is holding onto.

Meeting Adjournment:

Motion: Entered by Antonio Traversa

Seconded: Donna Shelton

Meeting Adjournment / All in favor / Meeting Adjourned at 4:43 pm

DRAFT