



The Board of Directors at The Atrium Condominium Association, Inc. held a duly called Board Meeting on **Tuesday, January 23rd 2018**.

Roll Call:

Present: Joyce Murphy, Jovanna Pozza, Antonio Traversa, Claire Graves, Bob Button, Tom Mason

Present via tele-conference: Chuck Gulgas, Richard Dragone

Absent: Bob Ambrosini

Quorum was established

Proper Notice: Posted: 01.08.18

The Meeting was Called to Order at 7:05 pm

Minutes:

Motion: Entered by Jovanna Pozza

That the Meeting Minutes of *December 19th 2017*, be accepted as if read

Seconded: Claire Graves

Motion passed by unanimous vote: **8/0**

Presidents Report:

Board President, Joyce Murphy addressed the Members of the Board and advised that the Fencing Project will begin the first week of February. In anticipation of the fencing project, the Pool Deck area will be cleared to allow easy access for the fencing contractor. The Pool itself cannot be opened for everyone's use until the PBC Health Department provides approval of such opening. Further update was provided on the Clubhouse itself, regarding the tiling of the areas, should be completed by the end of the month.

Treasurer's Report:

Acting Board Treasurer, Bob Button advised the Members of the Board and Membership present that the Financial Report for the *"End of Year"* has not been finalized by Sea Breeze and should be available by our next meeting. In the meantime, a "Schedule of Projects" and payments was read, and it was stated that the figures being read are a "Summary" of the Comprehensive Expense Report previously created and provided by The Atrium's Manager, Emilio Garcia.

**145 S. Ocean Avenue
Palm Beach Shores, Florida 33404-5754
Tel: 561.848.2306 / Fax: 561.848.2729
Email: the atriumpbs@gmail.com**

After reading the figures on the Summarized Report, Mr. Button stated that he could not say at this time, if there will or will not be an additional “Special Assessment”, for clarification, the possibility of an additional Special Assessment does exist, however, at this time Mr. Button could not say.

Mr. Button advised that certain Members of the Board would be meeting with the Associations Legal Counsel tomorrow and depending on the result of that meeting, further clarity will be provided on the Special Assessment issue.

Mr. Button stated that as of right now it appears that the 2017 Operating Budget is roughly \$32,000.00 under budget.

Manager’s Report:

Property Manager, Emilio Garcia reported on certain projects as follows:

Concrete Restoration:

Stacks 10 & 11: Estimated completion in late January

Stacks 12 & 13: Estimated completion in late January

Stacks 14 & 15: Estimated commencement in early February

Stacks 16 & 17: Estimated commencement in mid-February

Stacks 18 & 19: Estimated commencement in early March

Stacks 20 & 1: Estimated commencement in mid-March

It was also stated that as of Monday, January 22nd the Front Lobby Elevator will be out of service for the modernization of same. It is estimated that the elevator will be inoperable for the next 5-6 weeks.

Open Form

Various questions from the Membership were asked and answered.

Meeting Adjournment:

Motion: Entered by Tom Mason

Seconded: Antonio Traversa

Meeting Adjournment / All in favor / Meeting Adjourned at 8:40 pm