



The Board of Directors at The Atrium Condominium Association, Inc. held a duly called Board Meeting on **Tuesday, July 24th, 2018.**

Roll Call:

Present: Joyce Murphy, Antonio Traversa, Tom Mason, Chuck Gulgas

Present via tele-conference: Claire Graves, Richard Dragone, Bob Button, Clyde Keck, Bob Dawson

Absent: N/A

Quorum was established

Proper Notice: Posted on 07.20.18

The Meeting was Called to Order at 7:00 pm

Minutes:

Motion: That the Board accept the Meeting Minutes for the meeting held on **June 26th, 2018**, with corrections to Board Member attendance, as if read

Motion entered by: Richard Dragone

Seconded by: Chuck Gulgas

All in favor / Motion passed unanimously

Presidents' Report:

Board President, Joyce Murphy advised the Board and Members present, of the current status regarding the Clubhouse Project, the purchasing of new Shopping Carts that will be readily available for use after the projects surrounding the building have been completed. Further explanation was provided regarding the expiration of the Temporary Certificate of Occupancy provided by the Town of Palm Beach Shores Building Inspector, and the projected completion of early September.

Treasurers' Report:

Board Treasurer, Robert Button advised the Board and Members present of the following balances currently in each of the Associations accounts:

Operating Account: \$79,466.00

General Reserve Account: \$208,025.00

Special Projects Reserves: \$235,756.00

Board Treasurer made mention of the current Bank Loan Balance, as of late June, the Association has used **\$3,030,682.00** million of the original loan amount of \$3.2 million.

Motion: That the Board accept the Treasurer's Report, as read by Bob Button

Motion entered by: Chuck Gulgas

Seconded by: Antonio Traversa

All in favor / Motion passed unanimously

Managers' Report:

Property Manager, Emilio Garcia addressed the Board and Membership present regarding the upcoming schedule for the building's pressure cleaning and painting project. Further advised that beginning next month Management will begin performing inspections of all Balconies to ensure that there are no balconies that are pending any further concrete repairs.

Meeting Adjournment:

Motion: Entered by Tom Mason

Seconded: Antonio Traversa

Meeting Adjournment / All in favor / Meeting Adjourned at 8:10 pm