



Park Tower CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes June 8, 2020

Meeting Location: ZOOM.com Online

Call to Order: 7:47pm

Members Present: Michael Parrie
Monique Fouant
Cheryl Ronnett
Jean Shamo
Sheldon Atovsky

Management: Dave Barnhart, Property Supervisor
Timothy Patricio, Property Manager
Tricia Bulaclac, Assistant Manager

Closed Session (6:30pm Via ZOOM.com Online due to national health emergency)

The Board of Directors met in closed session to discuss Unit Owner account related matters, violations of the rules and regulations, and personnel matters.

Open Session

Social Commission chair Sheldon Atovsky confirmed the Annual 4th of July Party has been cancelled. As any further events are considered, information will be posted. They will plan a meeting via Zoom in the future.

Commission Reports

Sheldon Atovsky mentioned the Social Commission was working to set up events via ZOOM and to watch for announcements, such as the ZOOM Bingo held on Saturday June 6th. Also, a members only meeting was scheduled for Wednesday June 10th.

Monique Fouant mentioned focus would be turning toward the Health Club, and that the jacuzzi repairs looked great. Tim Patricio mentioned a strategy was being devised to reopen the facility, and that up until now the staff has done a number of repairs such as to the panels and wood in the saunas and deep cleaning of the facility.

Board Report

Board President Michael Parrie Thanked all owners who voted in this year's annual meeting so that we achieved quorum.

He stated the Board would like to thank all residents who submitted their notes of appreciation to our staff, security, and management. We had over 65 responses that may be seen in the lobby. During these difficult times of a health pandemic and protests representing racial inequity that has existed for years, we are proud that our staff reported to work to make our common areas clean and safe, and carry out everyday functions.

Finally, he stated Owners should be pleased know that the Board and management will be following the recommendations of professionals as we move to re-opening areas of the building such as the health club, and proceeding with necessary projects such as risers and the garage membrane.

Action Items

Closed Session Business

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Park Tower Condo Board of Directors voted unanimously in favor of a resolution to respond to a Unit Owners formal complaint.

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Park Tower Condo Board of Directors voted unanimously in favor of a resolution to fine 9 unit owners \$100 for not having proof of insurance, and to double the fine thereafter for each subsequent month, up to the maximum fine of \$1,000 per month, until adequate proof of insurance is provided.

After a motion by Michael Parrie, seconded by Jean Shamo, the Park Tower Condo Board of Directors voted unanimously in favor of a resolution to fine 4 unit owners \$50 for the first month, and to double the fine thereafter for each subsequent month, up to a maximum fine of \$200, for not attending the new residents' meeting via ZOOM.

After a motion by Michael Parrie, seconded by Monique Fouant, the Park Tower Condo Board of Directors voted unanimously in favor of a resolution to remove a power wash fee for a Unit Owner, remove a non-attendance at a new residents' meeting fine of \$100 if the resident attends June 14th meeting via zoom, and to deny removal of a non-sufficient funds fee for a bounced check.

Minutes – Board Meeting May 11, 2020

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Park Tower Condo Board of Directors voted unanimously in favor of a resolution to approve the minutes of the Board Meeting held on Monday May 11, 2020.

2020 Reserve Study Acceptance

After a motion by Jean Shamo, seconded by Sheldon Atovsky, and discussion, the Park Tower Condo Board of Directors voted unanimously in favor of a resolution to accept the 2020 Reserve Study, as proposed and presented by Reserve Advisors, LLC.

Owners interested in a copy of the document can contact the office.

Reopening” Progress Discussion

There was a brief discussion relative to Managements “8 point plan” as reported, but no resolutions were necessary.

Management was directed to review and remove and/or replace unnecessary or deteriorating signage, and to update the elevator etiquette policy to allow for 4 passengers per elevator.

Lobby Thank Yous To The Staff

No action was taken.

Association ZOOM Accounts

After a motion by Sheldon Atovsky, seconded by Monique Fouant, and discussion the Park Tower Condo Board of Directors voted unanimously in favor of a resolution to approve the purchase of a one year ZOOM account for use to conduct Association business online.

Roof Deck Landscaping Soil Amendment

After a motion by Monique Fouant, seconded by Jean Shamo, and discussion the Park Tower Condo Board of Directors voted unanimously in favor of a resolution to approve an expense not to exceed \$6900 for a soil amendment to the roof deck planters as proposed by Brightview Landscape Services.

Business Reports

Treasurer's Report

Board Treasurer Jean Shamo reviewed financial data for the month.

Operating assets totaled \$1,151,081 the Reserve cash and investments were \$2,060,464 for a total of cash and investments of \$3,211,545.

Total Operating Revenue for April 2020 was reported as \$524,94, total Operating Expenses were \$410,894, net garage income was \$31,149, a contribution to the Reserve Fund was reported as budgeted at \$149,258, and that resulted in a net Total Defecit for April 2020 of \$4,061.

Management Report

Property Manager Tim Patricio reviewed current business and activities of interest, including the status of tower window washing, upcoming repairs to the entry canopy, and the planned HVAC outage to accommodate planned repairs to the main heat-exchanger valve, and the most recent sales activity.

ADJOURNMENT

After a motion by Sheldon Atovsky, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to adjourn the June 8, 2020 Board Meeting at 8:42PM.

Michael Parrie
Michael Parrie, Board President

6/22/2020
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

6-22-20
Date