

Minutes

Board of Directors

January 19, 2026

Call to Order at 7:00 pm.

Roll Call:

President Jim Keefe - Present

Vice President Bill Licata - Present

Secretary Kevin O'Brien - Present via Zoom

Treasurer John Skramko - Present

Director Ruth Dugan - Present via Zoom

Director Jeff Lapnow - Present via Zoom

Director Ken Gaul - Present

All present and a quorum was established.

Proof of Notice was timely sent and posted.

Approval of Minutes:

November 10, 2025 minutes and December 15, 2025 minutes were discussed

Motion was made and seconded to approve the minutes.

President's Report:

Jim spoke of all the projects we have undertaken over the past few years. He mentioned the new electrical, new fire alarm, the fire dept. requirements, landscaping and electronic voting, which we will discuss tonight.

Treasurer's Report:

John said that they are working on Dec. and it will be up on the website by the end of the week.

The 2025 audit will be started this month. Total checking and savings is \$1,837,183.60 and reserves are \$766,407.80.

John also said we will be updating the SIRS study this year.

Admission's Report:

Ken said one new renter in December in 602.

Architectural Report:

Kevin said he had 2 units with ongoing construction. We had some noise issues which we will discuss how to deal with going forward. The Board will discuss what can be done and will report back.

The only new application is unit 507 for new flooring which is waiting for the permit.

G-2 Report:

Bill gave the report for Pearl. The new email process for renting is working well. To date we have 18 rentals for \$13,375.00.

House Report:

Ruth said Owners must make sure all renters know the rules.

Parking Report:

Anne has not had any issues and thanked Roseanne and Jose for keeping an eye on the lot during the day.

Technology Report:

John and Jim spoke of the proposed electronic voting. They spoke to 3 potential bidders and 2 were looking for more than just providing the voting service. They chose HOA Vote Now for a fee of \$597.00 per vote.

Bill made the motion to approve a contract with HOA Vote Now for administration of electronic voting at the 2026 Annual Meeting. Estimated costs are \$597.00 plus tax. Kevin seconded. The motion passed unanimously.

Q & A:

Smoking on patios was raised and Louis Mazza handed out paper work on outdoor smoking. The Board will discuss the issue.

Questions were raised on the loan balance and where we have the monies invested. John said we will distribute a revised spreadsheet .

Discussion was had on the new parking lot and how spots will be assigned. That item was tabled.

Talk of the elevators and our reserves were held. With Ken looking into some alternatives.

Bill made the motion to adjourn at 8:06 pm. Seconded by Jeff.

Kevin O'Brien
Secretary

