

**Ambassadors East Condominium Association
Meeting Minutes
Wednesday, September 3, 2014**

Board of Directors Present:

Bill Hicks, President
Barbara Kaluzna, 1st VP
John Bird, 2nd VP
Nikki Lischinsky, Secretary
Alice Keller, Treasurer
Ruth Halle, Director Bldg. 1
Lucy Miller, Director Bldg. 1
Valle Ingram, Director Bldg. 3
Marsha Gandy, Director Bldg. 2
Lilly Rosario, Director Bldg. 3

Board of Directors Present via Telephone:

Gene Fine, Director Bldg. 1
Joan Melling, Director Bldg. 2

Absent:

Sherri Verret, Regional Director

Others Present:

Basil Aiello, Association Manager
Christina Arlotta, Admin. Assistant

Call to Order:

Bill Hicks presiding over the meeting, called the meeting to order at 7:04PM.

Pledge of Allegiance was recited by all.

Proof of Notification and Quorum:

Nikki Lischinsky, Secretary, stated that there was proof of notification and that a quorum has been established.

Minutes:

Motion was made by Alice Keller and seconded by Ruth Halle to waive the reading of the minutes and pass as read for May 14, 2014 and June 11, 2014. Motion carried.

President's Remarks:

- The North pool project is making progress. We had a couple of extra items come up and that has added more time and money to the project.
- Unfortunately, most of the work that is done on the property needs additional work from previous jobs that were done improperly.
- Next year the Board will need to find other members to help with projects around the condo. Perhaps a project manager that can assist.

Manager's Report:

- The Association's Pool Technician/Maintenance Technician David Branin, has left us for another position. He has been replaced by Ruben Lopez.
- The Entrance gate loop has been replaced.
- The holes in the membrane on the deck have been repaired under warranty.
- The leaks in the garage caused by the deck have been repaired
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Treasurer's Report:

Alice Keller provided the latest financial figures.
Operating: \$255,901.00
Reserve: \$182,466.00
Special Assessment 2014: 68,312.00
Security Deposits: \$29,500

Sales & Lease Report:

Nikki Lischinsky read the report. Motion was made by John Bird and seconded by Nikki Lischinsky to approve July and August Sales and Lease report as amended. Motion carried.

Old Business:

JES CONCRETE UPDATE – The project is approximately 75% complete at this time and should be 100% complete by the first week in October.

NORTH POOL UPDATE – The pool will have a wider coping, new tile, new LED lighting, new ladders, new railing and a water feeder to help maintain an even water level. Unfortunately, the pool had four (4) layers of Diamond Bright to remove and this has caused the delay for completing the project by Labor Day.

GATE HOUSE AWNING UPDATE - Delray Awning is sending us swatches to pick the color of the logo that will be added to the awning.

ACCESS MEDIA UPDATE – See attached report from Marsha Gandy.

New Business:

BUILDING ENTRANCE TILE INSTALLATION – The Board briefly discussed replacing the tile that was down in the front of the main entrance of the Buildings. *Motion was made by John Bird and seconded by Ruth Halle to table this subject at this time. Motion carried.*

PURCHASE OF UMBRELLAS FOR POOL – The Board discussed purchasing four (4) new umbrellas for the tables by the pool areas. *Motion was made by Marsha Gandy and seconded by Barbara Kaluzna to accept the proposal to purchase four (4) umbrellas from Alumatech Manufacturing, Inc. in the amount of \$1677.72. Motion carried. A Committee meeting will be held to pick a color.*

SERVICE ANIMAL APPROVAL REQUEST – Motion was made by Ruth Halle and seconded by Nikki Lischinsky to table until the office receives the affidavit. Motion carried.

Committee Reports:

There were no reports from most of the committees.

FINANCIAL – Committee will be holding a Budget Workshop on September 4th @ 5:00p.m. in Building 3 Social Room.

FITNESS CENTER – A mirror in the weight room was broke. We continue to have reports of weights being dropped in the weight room as well. Consideration is under discussion about adding a camera to the weight room.

LOCK-OUT – We have had 1 lock-out this year.

OUTDOOR RECREATIONAL/POOL – Pavers by pool will be sealed when the North pool is completed. A request was made to add funds to the 2015 Budget to purchase additional chairs for the beach. Add a larger “No Smoking” sign to the pool area.

Good and Welfare: Owners comments were heard.

Adjournment:

Motion was made by John Bird and seconded by Nikki Lischinsky to adjourn the meeting at 8:30p.m. Motion carried.

Respectfully submitted by:

Acknowledged by:

Christina Arlotta
Association Administrative Assistant

Nikki Lischinsky, Secretary

DRAFT

Sept 3 Board Meeting – Cable Update

Our current cable company is Access Media, this contract is in effect until June 2016. Our contract is for 64 channels. Per our new Channel Guide (see new Guide) we currently have 66 channels available in our basic package. All channels were working as of last night, except channel 6 and 9. Channel 6 is our AE channel where we show info about AE. We have replaced the hardware and software on this station, but currently have not been able to keep the power point scrolling on the channel for more than 6 hours at a time. We are still trouble shooting this challenge and if anyone feels like they have any computer expertise, I would certainly welcome their input. Channel 9, per our new Channel Guide is Fox, per Access Media Fox 29 and DTV are in ongoing negotiations to renew an expired contract so once that is resolved we should have Fox back. Gene Fine and Valle Ingram have been great at donating their IT expertise and have worked very hard to keep our channels up and running.

Access Media has asked us, the owners, to report any outages on their individual TV's to the call center vs me going through the sales rep on each issue, unless of course they feel like they are not getting a response. The reason is because the call center keeps records of what and where the outages are and it assists their techs in isolating the challenges (i.e, which buildings and units vs a general channel "X" issue). The call center should be accessible with minimal wait times. Certainly let me, via the office, if anyone is not getting a response as needed. So far Access Media has been responsive at getting tech on site for assistance.

In August Access Media sent us a new billing rate advisory. They proposed a 5% increase with a start rate of September 1. In reviewing our contract with MDU Communications, the prior cable company which was taken over by Access Media, I found that our rate increases are limited to 2.75% per year and required a 60 day notice of any increases. I have advised Access Media of this and they have reduced the increase to 2.75% with a start rate of Nov. Just for informational purposes, I have reviewed our ledger of cable payments since 2007 and our rate has gone up a total \$218.85 per month in those 7 years (which is .68 per month per unit). Our contract had our rate frozen the first 5 years and our

last rate increase was Feb. 2013. We will have 18 months between the last and current rate increase.

I have advised Alice of this new rate for their finance committee meeting on Thursday, and I encourage everyone to take one of the new TV Channel Guides.

AMBASSADORS EAST

SALES AND LEASE REPORT

JULY & AUGUST 2014

Lease Renewal:	<u>Building 1-707</u> Notes: Reviewed by: Lease Dates:	Talluri to Schreiber Annual Lease Linda Sherbo 8/1/2014 to 7/31/2015
Lease Renewal:	<u>Building 2-309</u> Notes: Reviewed by: Lease Dates:	Leblanc to Schurgin Annual Lease Lucy Miller 8/19/2014 to 8/18/2015
Lease Renewal:	<u>Building 2-208</u> Notes: Reviewed by: Lease Dates:	Suarez to Horowitz Annual Lease Linda Sherbo 8/1/2014 to 7/31/2015
Lease Renewal:	<u>Building 1-802</u> Notes: Reviewed by: Lease Dates:	Mastromauro to Foglia/Martini Annual Lease Linda Sherbo 6/15/2014 to 6/14/2015
Lease Renewal:	<u>Building 3-202</u> Notes: Reviewed by: Lease Dates:	Lisi to Penciu Seasonal Lease Lucy Miller 8/1/2014 to 2/28/2015
Lease Renewal:	<u>Building 2-807</u> Notes: Reviewed by: Lease Dates:	Heller to Grose Annual Lease Linda Sherbo 7/1/2014 to 6/30/2015
Lease Renewal:	<u>Building 3-105</u> Notes: Reviewed by: Lease Dates:	Jankovska to Mercer Annual Lease Linda Sherbo 7/1/2014 to 6/30/2015
Lease:	<u>Building 3-901</u> Notes: Interviewed by: Lease Dates:	Michael to Ardila Annual Lease Valle Ingram and Valle Ingram 6/1/2014 to 5/31/2015
Lease:	<u>Building 1-1006</u> Notes: Interviewed by: Lease Dates:	Wahba to Dettmers Annual Lease Lucy Miller and Lilly Rosario 9/1/2014 to 8/31/2015
Lease:	<u>Building 1-310</u> Notes: Interviewed by: Lease Dates:	Stump to Terrazi Annual Lease Lucy Miller and Lilly Rosario 7/1/2014 to 6/30/2015

Sale: Building 2-307 Sariol to Battaglia
Reviewed by: Lucy Miller and Valle Ingram
Purchase Price: \$365,000.00

Sale: Building 2-905 Alicandro to Polito
Reviewed by: Linda Sherbo and Lilly Rosario
Purchase Price: \$275,000.00

Sale: Building 1-702 Lang to Barbiaro
Reviewed by: Linda Sherbo and Lilly Rosario
Purchase Price: \$275,000.00

Denied Sale: Building 1-101 FEDERAL HOME LOAN MORTGAGE

LEASES EXPIRING IN SEPTEMBER

Steve	Enchin	10/1/2013	9/30/2014	1-0302
Mary	Auckland	10/1/2013	9/30/2014	1-0304
Evelin	Romanski-Monty	10/1/2013	9/30/2014	3-0603