

3300 Park Avenue Condominium Association, Inc.
Board Meeting – Tuesday, February 10th 2015

Present: Frank Ribas, Carmen Rosa, Anne Phillips, Al Mallozzi
Misty Maza, Property Manager

Board Meeting

Board Meeting was called to order at 6:35p.m. by Anne Phillips (and seconded by Frank Ribas)

Anne Phillips motioned to waive the minutes from the last board meeting on January 6th 2015, unanimous vote.

Financials

Operating Account	\$14,472.72
Reserve	\$5,292.14
Reserve SIBT	\$53,775.16
SIBT Loan (owe)	\$195,693.34
SIBT Loan Draw (owe)	\$5,292.14
JP Morgan Reserve	\$22,646.00
Total:	\$96,186.02

Misty Maza mentioned to vote on a forensic audit from David Zeff recommended by Anne Phillips, price depends on how far and deep desired audit is to go. The vote is pending per review of financials from board of directors.

Al Mallozzi motioned to change the garage doors to either wood or steel. Wood door is at \$750, has to be painted and is similar to what is already installed, steel door is \$1057.50 will have to be painted and dents easier. Wood door was voted on due to price, appearance and sturdiness. The vote was approved unanimously.

Al Mallozzi motioned to accept Baybrook proposal to repair rotted trim and repair squirrel hole in unit 9. For the price of \$1155.00 to repair rotted trim and squirrel hole. The vote was approved unanimously.

Al Mallozzi motioned to have the management company send out notice regarding parking areas. People cannot park in fire lanes and driveways, and must park in designated parking spots. If unit owners are found violating parking rules, they will be fined. The vote was approved unanimously.

Al Mallozzi motioned to take the Baybrook proposal to repair the 2 roof-boot at unit 30 and get loan to make repairs. The vote was approved unanimously.

Anne Phillips motioned to adjourn Board Meeting at 7:35 p.m., seconded by Frank Ribas.