

# A M B A S S A D O R I C O N D O M I N I U M

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Board Minutes October 18, 2016

## Attending:

Nick Hart – President

Steve Wilson – Vice President & Secretary

Brian Shineman – Treasurer

Suzanne Heidema – Accountant

Ty Booth – Member at Large

Robin Cole – Member at Large

Lisa Lightner – Building Manager

**September Minutes Approved** . Motion by Booth, second by Shineman, approved 4-0, Hart abstaining.

## Old Business:

- Lisa is pursuing a bid from Gary Gilligan to replace the elevator cab flooring.
- Suzanne reported the south stairwell fire door, which had been sticking on the newly installed carpet, has been repaired.
- Unit inspections have been completed. Lisa will follow up with Gary Gilligan to confirm all deficiencies have been repaired.
- The Reserve Committee met and reviewed the new Reserve Study and recommended approval with no corrections.
- Lighting Project Status. Steve Wilson reported that we are still awaiting installation of four (4) fixtures. They were not available at original installation, replacements were brought out but were not what we wished for. Replacements have been ordered but will likely be another 3-4 weeks before delivery.
- Architect Status. Robin reports that she is pursuing two (2) things from Brandon Hamilton. A *Detail* for Gary Gilligan with design and recommended product to address a water issue adjacent to the alley. Also, a timetable of milestones for the window & tuck pointing project.
- Landscaping bids. Lisa and Suzanne are pursuing bids.

**Building Manager Report.** Lisa investigating replacement of emergency lighting in the east stairwell. These appear to be original fixtures dating to condo renovation in 1991. This will likely be a Gary Gilligan project.

**Financial Report by Suzanne Heidema.** Accounts Receivable are current, and we are on budget. (Under by \$6,000 at the moment.) The 2017 budget is likely to require a 5% increase in dues.

**Next Meeting:** Thursday November 10, 2016 at 7 PM in the Ambassador office.

**Adjourned at 7:45 PM.**