

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122

August 27, 2019 7:00pm

Ambassador I Regular Board Meeting

Attending:

Steve Wilson, Vice President
Donna Cutsogeorge, Secretary
Brian Shineman, Treasurer
Tim Trohimovich, Member at Large
Dann Moomaw, Member at Large
Ty Booth, Member at Large
Gaby De Jongh, Homeowner/Member at Large Appointment

Suzanne Heidema, Accountant
Lisa Lightner, Building Manager

Jim Maloney, Representative for Ambassador I Commercial Unit

Vice President Wilson called the meeting to order at 7:00 p.m.

1. Approval of Agenda

Tim moved to approve the agenda with the addition of art in the lobby, seconded by Brian. Approved 7-0.

2. Homeowner/Tenant issues

a. Commercial unit – Jim Maloney was present to appeal a previous fine, explain the owner’s perspective, and gain further insight into how the fine was calculated. He resurrected old history and complaints, which the Board has previously responded to. He acknowledged that his contractor was at fault, that he had failed to submit a remodel application to the Board, and questioned how the fine was calculated. The Board thanked him for attending, and reminded him that the commercial unit is subject to the condo Declarations and Rules. The Board also assured him that the commercial unit is not treated unjustly. Suzanne advised him that the building was just attempting to recoup our out-of-pocket costs, and had previously furnished him receipts for the charges incurred to restore power to the building and elevator. He indicated he would have another conversation with the owners and get back to us.

3. Old Business

a. Ordering additional screens – Suzanne will talk with Mark about the flimsy nature of the screens and if we have any other options and a warranty claim. The removal tabs break off too easily.

b. Landscaping plan update- Lisa and our landscape architect homeowner are working on a landscape plan. The homeowner won’t have time to devote to this until the end of September. The city needs to approve the plan once it’s been set.

c. Antenna for Washington Alarm (update) – Suzanne got confirmation from Fire Safety Pros that their cost estimate is accurate and that our plan is feasible, but they haven’t yet gotten back to Suzanne about where the antenna would be placed. The options are going through the commercial unit or 103. Suzanne will contact them again.

d. WIFI- we are committed to getting WIFI for the office, gym, and downstairs building area. Lisa will get

estimates.

e. Gym survey status- Suzanne hasn't sent this yet; she will review it.

f. Painting unit doors- Lisa is in touch with two companies, both of whom have time in September to review the project. She checked their references, which came back positive. There is a security component to this job. She'll also have them bid laundry room floor and railings in the front of the building, which will be separate from the unit door project. We'd like to schedule the door project for late Spring 2020. For the wooden trim/stairwells, we might get a subcontractor to fix these.

4. New business

a. Insurance agent letter (re: coverage options, Suzanne) –Flood insurance on our policy covers \$5million with \$25K deductible. Our broker recommends that we drop the flood insurance because we only have three exterior windows that would be impacted by what is covered by flood insurance coverage. Agent recommends that we have an umbrella policy that would cover any excess general liability and directors and officer's coverage. Ty moved to approve the \$5million policy, Tim seconded the motion. Suzanne will ask our insurance agent if flood insurance covers a city water main break and storm damage. Tim moved to amend the motion: approve the \$5 million policy and drop the flood insurance coverage, pending what Suzanne discovers about flood insurance. Ty seconded. Approved 7-0.

b. New website manager- Gaby De Jongh has agreed to manage the website

c. Art in the lobby- Ty proposed another historic photo addition to the lobby. Ty moved to replace one piece of art with a historical photo, Tim seconded. Approved 7-0.

d. New board members- we will have two empty positions, with Brian leaving. Tim moved to appoint Gaby De Jongh to our board. Dann seconded. Approved 6-0.

5. Building Manager Report (Lisa) – Residents often leave their keys in the laundry room, which locks them out of their units. They then call Lisa for assistance. Lisa proposes that we change the gym door code and give it to residents so that residents have a way to resolve this ongoing situation without building manager help. Some of the doors throughout the building are not shutting correctly. Lisa proposed that we reach out to a Budget Key to come in to do a building-wide check and adjustment.

6. Financial Report (Suzanne) –Suzanne gave the financial report. Tim moved to engage the auditor, Ty seconded. Approved 7-0. Tim moved to approve financial report, Ty seconded. Approved 7-0.

7. Committee Reports – N/A

8. Next board meeting dates: Tues 9/17, 7pm.

9. Adjournment: Tim moved to adjourn, Steve seconded. Motion passed 7-0. Meeting adjourned at 8:26.

Recorded by Dona Cutsogeorge