

Boulevard House

Annual Membership Meeting - Minutes

In accordance with the By-laws of the Boulevard House, notice is hereby given of the Annual Membership Meeting on the date noted below, at the time and place indicated:

Please mail your proxy if you will not be attending meeting

Date: January 21, 2020

Time: 5:50 PM

Place: Unit 351

1. Call to Order
2. Roll call and certifying of proxies. Kate Fogarty, Jim Fogarty, Helen Fogarty. Richard U., Rick Kates, 4 units represented today: 353, 359, 361, 351
No certified proxies – Marilyn Ochoa and Priscilla have not participated.
3. Approve minutes from 2019 meeting - Approved
4. Financial Reports –
 - a. Profit and Loss Statement January – December 2019
Insurance \$500 more in 2019 than prior year
Lawn maintenance doing a good job (justification for over budget)
Operating account \$5,276
Reserves Account: 12/31/19 \$24,320.77
Rick and Priscilla owe for January, - everyone else paid up to date
5. Old Business – No termites found, kept budget same \$376 monthly, \$4,512 yearly per unit.
Deck repairs – all good and done
6. New Business
 - a. Roof estimates – smaller building with active leak. Need roof right away.
 - b. Asphalt repairs – Rick did filling of asphalt throughout (see budget for expense \$25.89)
 - c. Bylaws – Jim Fogarty suggests changing bylaws to reduce number for quorum (proportion of those present)
 - d. Operating budget for 2020 – Kathie tweaked budget slightly in terms of insurance increased, lawn maintenance decreased and utilities increased.
 - e. Roofing quotes – Note: Unit 351 roof repair quote is \$725
Gainesville Roofing & Company Inc.
\$8,270 for asphalt roofing in 351 and 353

\$16,520 for asphalt roofing units 355 – 361

Total for roof within our reserves: \$24,790 total

Atlantic Roofing & Exteriors LLC total too high for Asphalt at \$36,000

Joshua Pennock Metal roofing \$11,599 for 351 and 353, and for 355-361 \$23,500 = total \$35,099

Discussion of advantage of metal roofing: longevity, withstand damage, energy efficiency

Richard - Find out whether it improves our insurance liability

We bank about \$8,000 a year in association fees.

Decision: Compromise (by quorum) – Helen will call Gainesville Roofing & Company to see whether they can do job on small building within 2 weeks. If not, Richard will obtain 1-2 additional quotes in that time (Deadline. February 4, 2020)

Pending plan: Do small building first (351 & 353, solving leak), assess large building as next job. Will gauge how much wood additional needed that adds to original quote costs for small building.

Make sure to get roof colors consistent between smaller and larger buildings.

HOA bylaw change proposed homeowners' insurance required by each owner and owners who rent to require tenants have renters' insurance. Covers lawsuit issues with damage.

Request to schedule an additional meeting with proposed changes of bylaws: (1) quorum, (2) parking, (3) animals, and (4) homeowners' insurance.

Rick: got a quote from a potential new Condo Association Manager – Guardian Management (Tom Eaton and Kelly Burch) \$300/monthly <https://www.gainesvillegam.com/>

Jim will change online bank payment that goes to Kathie. Rick and Priscilla will pay Kathie for January 2020.

Rick will get accounting from Kathie in electronic files – Quickbooks, any info. needed for taxes.

7. Nominations of 2020 Board of Directors – quorum leave the same
8. Elections of Board Members – see point 7.
9. Adjournment 7:19 p.m.