

Majestic Board of Directors' Meeting Minutes 12-20-2006

Attendees

Present:

President.....Ken Davidson
Vice President....Brian Wrenn
Treasurer.....Michael O'Neil

Absent:

Secretary.....Anand Trivedi
Member At Large...<vacant>

Agenda

Meeting minutes approval

The board has defered this to next meeting.

Items Remaining from Previous Meetings

McCarthy came to the building to install panels; however, the heater towards 404 is making noise louder than before.

Elevator doors now close smoothly; it's running smoothly in general, but it's running very warm. We need to monitor this.

Soundproofing - Scott <?> may have based his original rate quote on a material not for sound proofing. The board will ask for info about a material more suited to sound proofing. (Ken has come by information that associates an NRC- rating with materials used for insulating noise. The board wants to pursue this information)
[Action: Contact Scott for more details.]

We still don't know if Chatel has filed our taxes for '04, '05, '06
[Action: Contact Tegan and contact Sergio.]

Re-keying the locks has not yet been done.
[Action: Remind Sergio.]

Earnie of Verona Park construction has not yet filled the holes between the Majestic and the Verona, part of the Majestic's property. Attempts to contact Earnie have failed to produce any action on his part.
[Action: Ask Sergio to fill holes near the Verona.]

Financial Report

\$3193 uncollected in condos fees

Michael has requested a list of people who've received notices for late fees, but Chatel has not provided this information.

[Action: call Sergio again for the list]

Gate lock repair request: \$150 for a visit that resulted in no repair including a \$65 charge for a visit to Sergio.

We have no fines established; we should draft a list of fines and present them to the community.

[Action: suggest fines, confirm bylaws allow this]

Budget 2007: two proposals from Sergio, one based on last year's budget, another based on estimates of costs incurred over '07

Annual meeting

Plan to schedule for Jan 30th.

Board meeting announcements:

For what meetings to we need to announce?

For what meetings we don't have to?

proposal: one meeting per quarter announced, others don't have to be

[Action: read this in bylaws]

Mgmt. Co.

Need to contact Chatel to schedule a time to talk about transitioning Chatel out [Action: schedule meeting for Jan 2nd]

Submit proposals from candidate; one proposal type can involve Residential Management+Property Management that only involves Asset Management