

TYRONE 5TH AVE MEETING MINUTES MON 2-26 / 6:30PM

**ANNUAL ATTENDANCE: Jim Jensen, Renee Mays, Devonte Sullivan, Scott Vignery,
Miranda Z (Resident), Pamela Hobbs (Resident)**

Call to Order

- As of today's meeting Total Operating Funds for Condos are \$155,848
- Currently budgeting \$3600 / month for Insurance Premium through Master Insur
- Estimated Insurance Premium for year (resetting March 24') is ~\$85,000

Insurance Notes

- Jim met with Moore Insurance to discuss quotes, advice, information pertaining to new Condo Insurance renewal
- Jim has requested from Greenberg Nikoloff the information regarding the prior claim on A/C unit violations from prior owners / residents. If Greenberg does not respond, will get a separate opinion.
- Jim has made motion to deny Amazon Service Boxes improvements to common area space, next to laundry/washer units. Board Members Renee & Devonte second & third motion.

Flooring Notes

- Most quotes to sand down floors, repair walking areas is estimated to be at least \$30,000. Most comprehensive plans request up to \$50,000.
- Expressed urgency to make vote towards finalizing insurance for Condo
- Meeting tabled motion regarding doormats, front coverings, etc.
- Expressed urgency regarding need for pole repairs, some have massive damage to structural holdings.

Parking Notes

- Registration for Parking ends March 1st
- Starting March 1st, towing WILL occur if vehicles are incorrectly in Guest / Unit spaces with no registration or tag.

Contractor's Notes

- Jim mentioned the need for contractors that complete work on property to specify the work completed, hours and materials used towards payment, etc.
- Group mentioned a more streamlined approach towards notes, comments, and summary of correspondence given to all members to keep everyone in the loop.

Laundry Notes

- Will look into updated laundromats for units, as they are operating at a loss and the water heater is currently deteriorating.

Carpet Flooring Situation

- Group mentioned the need to update flooring moving forward for all 2nd floor units regarding purchase / re-sale.

Meeting Adjourned as of 7:57PM