

## **TYRONE 5TH AVE MEETING MINUTES WED 7-2 / 6PM**

### **GENERAL MEETING (2025)**

**In Attendance:** Devonte S, Jim Jensen, Scott Vignery, Sandra Crisco  
(by Phone-in)

**Meeting Start Time: 6:XXPM**

Call to Order - 6:03 call to order confirmed by President Jim Jensen.

Proof of Notice for Meeting - Notice of meeting print outs posted on Building B Bulletin Board in the Common Area.

#### Established Quorum

- Quorum present; 3 members (Devonte Sullivan, Jim Jensen, Sandra Crisco) present at time of call to order, along with Property Manager Scott Vignery from Ameritech.

#### Strategic Roofing Bid (A Building Replacement) Discussion

- Devonte Sullivan made a motion to move forward with Roof replacement of Building A by Strategic Roofing in the amount of \$61,154.44. Sandra Crisco seconded the motion, along with Jim Jensen approving the motion in the affirmative.

- Approval of Replacement for Bldg A - Vote to move forward with Building A roof replacement was approved by all three board members present in the affirmative (Jim Jensen, Sandra Crisco & Devonte Sullivan)

### Reserve Status Financials

- Jim began discussion with reserve requirements, based on statutory provisions. Certain reserves are considered non-statutory reserves, such as railings or sewer reserves.
- Devonte Sullivan made a motion to dissolve railings reserve, sewer and/or plumbing reserves, interest reserves, along with the reserves of the alternate capital expenditures.
- Vote was made in the affirmative by Jim Jensen, Sandra Crisco, Devonte Sullivan to dissolve non-statutory reserves.

Following this, Jim discussed the transfer of the alternate reserves towards the Roofing and Painting reserves for the community, to assist in the offset for roof replacement and to prevent the operating funds.

Additional maintenance fees will be pooled into the Roofing Reserves, Operating Expense reserves, and the Painting reserves.

### G&E Building Railing Repairs

- Jim Jensen made a motion to approve building handrail repairs by G&E Welding Services for the \$3,200 quoted by the Building B, C & D railings. Sandra Crisco seconded motion and Devonte Sullivan made third motion in affirmative to approve. A vote was passed in agreement.

Mint Contract Cleaning, Repairs & Services - Jim began discussion with a contractor on-site from Mint Cleaning Services, concerned about the worker's ability to efficiently complete work on-site. Example: 48 lightbulbs were requested to be replaced; the job took nearly 48 hours to complete.

Additionally, Jim states that the employee from Mint explained that they are unable to complete work requested from the Association, as they work directly for Scott from Mint Cleaning.

Additionally, with respect to subflooring requests, Jim mentions concerns as the labor was billed for 25.5 hours to complete roughly ~300 sqft of flooring.

Upon speaking with other contractors regarding quotes, contractors estimated the job would take ~8 hours (1 day) to complete. Estimates for labor and materials received does not reflect the other estimates obtained.

With respect to unit A1, contractors charged nearly \$900 for drywall replacement for a bathroom unit.

Further discussion will be made regarding a revisit to the 4x/week contract as agreed upon.

#### Special Assessment Re-visit

- Jim mentioned that some residents have concerns regarding consistent payments with upcoming Assessment. While some are fixed income and have trouble

#### Open Public Comment?

- Scott mentioned obtaining Partial Releases of Lien for roofing work, as suppliers could place lien on Association for budget shortfalls.

Adjournment - Meeting ended at 6:23PM.