

**BLUESTONE II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING AGENDA**

July 23rd, 2019

5:30PM Bishop Real Estate Office

In Attendance: Khalil, Ron, Alex, Shelley (BishopREM)

BOARD MEETING CALLED TO ORDER: 6:35pm

APPROVE NOTES OF THE JUNE BOARD MEETING: A motion was made by Alex and seconded by Ron to approve the June Board Meeting minutes.

APPROVE FINANCIALS EOM June 30:

EOM June operating ==> \$49,682.50 reserves ==> \$45,169.24

TD Bank

TD-MM

- delinquencies ==> \$1,311.83 Up from last month by \$1780.00

Shelley pointed out that with the increase in condo fees the amount that should have turned over to reserves should have increased as well. She will make the correction for the August transfer and include the difference in what should have been transferred from January. Total that has been transferred to Reserves has been \$1583.00 per month, with the increase it should have been \$1629.00, The total difference is \$46.00 per month times 7 months = \$322.00, this amount will be transferred in August along with the corrected amount of \$1629.00.

MAINTENANCE UPDATES:

- Garage Roofs: Been taking an extra long time with the fascia boards and trim being done. Before any more funding is paid, the board wants to inspect the work prior to paying the final billing.
- Building A – door between buildings water leak, it was reported that there is a leak at a couple doors. Alex offered to check it out that evening and Shelley to arrange to have doors check and if needed install new weather stripping as it was felt that it might have been caused by rain blowing at the door.
- Unit 62 & Unit 72 – have had drainage issues inside their units, Unit 62 – water coming through his washing machine outgoing pipe and Unit 72 back up in the sink. As was pointed out by a former board member, there were issues in the past with blockages in the mail line, so the board agreed to cover the cost of the plumbing company that cleared the blockages.
- Unit 62 had experienced damage to the inside of the slider and one window due to a faulty sprinkler. Steps have been taken to repair these damages.
- Unit 73 – issue with water leaking into the garage, Shelley to get with landscaper to see if a solution to the poor job done by previous management company. It was recommended that we extend the drain spout a little further out and if that doesn't work, then block off the gutter drain at her unit, as there are plenty of down spouts along the entire length of the garage building.

OLD BUSINESS:

- Carpet Cleaning, scheduled for July 24th, Shelley to be on site to allow them access.
- New Cleaning company starts 8/1/19
- Light bulb replacement on garages as well as the lights at the end of each hallway's. Ron to change with the assistance of Unit 73. Next will be to schedule a date to change light bulbs at the garages.

NEW BUSINESS:

- Corporate Alarms report & Quote – There were 5 units that were not accessible during the inspection.
- Speed bumps – Shelley to investigate portable ones and talk to Landscaper for his opinion.
- D&O insurance – we have a confirmation that this is included in our Master Policy.
- Rules & Regs – change: re: Renting out garages – Unit 113 – it was decided to organize an inspection of the garages to mark the circuits for each as none of the circuits for any of the garages are marked properly and they should be identified properly.
- Purchase of new door mats, these were purchased and placed after the carpet cleaning is to be completed.

EXECUTIVE SESSION:

- Unit 77 – tenant issue – letter signed for 7/18/19 – Check with Attorney Bisson to follow up on.
- Unit 92 – listed for sale, Shelley did a questionnaire and to check for closing. This was done the next day and the deal fell through, so it is still on the market

DATE FOR NEXT BOARD MEETING: August 20, 2019

ADJOURNMENT: There being no further business, the meeting adjourned at 6:56pm.