

Ultimar Three Condominium Association, Inc.
Minutes of the Board of Directors Meeting
September 30, 2023

Call to Order

Gus Fleites called the Board meeting to order at 9:00 am from the Ultimar Three Clubroom and via Zoom.

Proof of Notice of Meeting

Proof of Notice was confirmed by Mr. Fleites.

Roll Call

All five directors were present: In person: Gus Fleites, Tom Fiedler. Via Zoom: Cleo Cabuz, Ken Jones, Craig Smith. A quorum was obtained. Also present were Secretary Jacky Schryver by Zoom and Manager Rocky Reily in person.

Approval of Minutes

Mr. Tom Fiedler moved, seconded by Mr. Craig Smith, to approve the draft minutes of the meeting held on September 13, 2023. The motion was passed unanimously, and the minutes were approved.

Reports of Officers and Manager

- **Association Records**

Mr. Fleites stated that the Board will endeavor to establish proper record keeping as required by law and discussed a fiscal policy passed by the Board in 2017.

- **Milestone Inspections**

Mr. Fleites discussed the types of structural inspections required by the State.

- **Treasurer**

Mr. Fleites discussed the report of the Treasurer, namely that there is a current deficit of approximately \$7000, but it will continue to expand due to deferred maintenance.

- **Manager's Report**

No manager's report was submitted.

Building Structure & Systems Committee Updates

- **Glass Block Towers**

The Committee will study bids once all received.

- **Balcony Inspections**

Mr. Copley provided update of balcony inspections. Mr. Fleites confirmed that problems with the slab will be paid for by the Association, and tile replacement is the responsibility of owners.

- **Elevators**

Mr. Fleites asked the Committee to make a recommendation as to whether outside party should be brought in to examine the elevators.

- **Generators**

Mr. Fleites asked the Committee to have a third party perform a stress test on the generator.

Unfinished Business

- **Fire safety compliance**

Mr. Fleites advised that an emergency meeting was held whereby a resolution was signed by all five Board members pursuant to which the Board assumes responsibility for the planning and execution of the inspections of sprinklers. Inspections will take place on October 23-24, 2023.

Former fire safety inspector was appointed to conduct a compliance audit of the Association with respect to the fire code, red tags, fire watch in May and other issues.

New Business

Presentation by McGriff insurance regarding renewals

Building Security

Mr. Fleites asked Mr. Smith to head a subcommittee to address issues of building security.

Outsourcing of Elections

Mr. Fleites asked Mr. Schryver to research and advise the Board about outsourcing of elections and Association mailings.

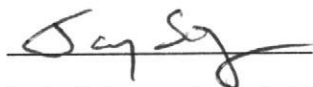
Loading Dock

Mr. Fleites stated that the rule regarding the loading dock will be strictly enforced. No parking will be allowed in the loading dock; it will be used solely for loading and unloading.

Adjournment

Mr. Fleites moved, and Mr. Fiedler seconded, to adjourn the meeting at 12:00 pm.

Minutes are submitted by Jacky Schryver, Secretary



Jacky Schryver, Secretary

Jan 12, 2024

Date