



## Ultimar Three Condominium Association, Inc.

### Budget Meeting Minutes Saturday, December 8, 2018

#### Call to Order

The meeting was called to order by Mr. Brazel at 9.06 (EST). Mr. Rocky Reily was asked to take the roll call.

In attendance at the meeting were Mr. Robert Brazel, President, Mr. Peter Foulds, Director and Mr. Barry Cohen, Director. Mr. Said Gabriel, Director (via telephone) and Mr. Shishkin, Treasurer (a non-Board Member).

#### Proof of Notice of the Meeting

Mr. Reily indicated that proof of notice was posted on November 8, 2018

#### Approval of Meeting minutes of September 22, 2017

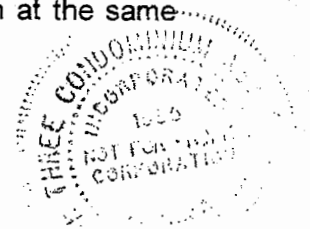
There was a motion by Mr. Cohen and second by Mr. Foulds to approve the minutes of September 22, 2017. All approved.

#### Discussion

Mr. Shishkin the Treasurer was requested to present the proposed budget for 2019 and Reserve Fund Plan:

1. The proposed budget included the same level of income as the forecast for 2018. The expenses, however, will be rising. In order to balance the 2019 Budget and to avoid rising maintenance fees, the Treasurer suggested cutting down contributions to the Reserve Fund from \$247 thousand in 2018 to \$217 thousand in 2019. This proposal was based on the fact that a major project to be financed from the Reserve Fund in 2019 (Interior Renovation) had not yet been approved by the unit owners as required by the Association's By-Laws (this requirement was confirmed by our lawyer). Also, the cost estimates for that project were very preliminary and did not fully reflect all possible costs. Mr. Shishkin proposed that, due to these factors, the implementation of the Interior Renovation Project be planned for 2020-2021 instead of 2019-2020.
2. Mr. Foulds raised a concern about the reserve budget and suggested an increase of 5% to owner's fees. Board members discussed the amount of increase considering increase between 3.5 to 5%.
3. The Board unanimously agreed to raise the maintenance fees by four percent in 2019 and to keep the contribution to the Reserve Fund at the level of the forecast for 2018 (\$247 thousand). The estimates for the Interior Renovation project should remain at the same level and be scheduled for 2019-2020.

All board members thanked Mr. Shishkin & Mr. Reily for a great job.



**Reserve Discussion:**

Several projects continue to be implemented next year i.e. HVAC, roof replacement and possible interior renovation. Windows tinting for common areas is not scheduled until 2023

There was a motion made by Mr. Cohen, second by Mr. Foulds, all members approved the 2018 budget. The motion was unanimously approved.

**Adjournment**

The meeting was adjourned at 9:26 (EST).