

**Board of Directors Meeting
Condo Assn. IV
June 1, 2020**

Present: Rosemary McGuire, President
Rosemarie Buscarello, Secy/Treas
Robert Garvine, Director
Eric Girczinski, Director - Absent
Elias Kondilatos, Director
Beverly Neubecker, Ameri-Tech Property Manager
Phil Colettis, Ameri-Tech Property Manager

Rosemary called the meeting to order at 7:00 p.m. Eric was not present.

The meeting was posted as required.

The Secretary read the minutes from May 20, 2020 telephone conference call. Rosemary made a motion to approve the minutes as read; the motion was seconded by Bobby. The vote was Rosemary Aye, Bobby Aye, Rosemarie Aye, Elias Aye, and Eric Absent.

Keith Brady of Sunshine Electric was present to answer any questions the board had regarding the electric panels in building 1 and building 2. It appears that building 2 does not have any electrical problems as this time, but the manager and one of the board members noted that the external panel was deteriorated and could pose a problem. The management stated that if anything was to happen the insurance company would have grounds not to cover any claims due to lack of maintenance of the panel.

So after some discussion, building 1 will be the building to have the panel replaced. Keith indicated it would take one day to remove and replace all wires into new panel. The work is guaranteed for one year. The bid was \$19,848.00 for building 1 and if work was also to be done on building 2 at the same time, the bid for building 2 was \$13,500.00. A lengthy and argumentive discussion ensued. One board member does not want to obtain a loan for What If's, there is no problem in building 2 so don't fix what's not broken.

Eric arrived at this point in the meeting.

Bobby wrote an email to the board that he wanted to rescind his motion for a loan of \$35,000.00. This had to be done at a public meeting as tonight was a public meeting. Phil explained that the motion to borrow \$35,000.00 had to be recalled. On motion by Elias to recall the vote to borrow \$35,000.00, seconded by Eric. The vote was Elias Aye, Eric Aye, Bobby Aye, Rosemary No, and Rosemarie No.

After a lengthy discussion by all board members regarding the amount of the loan and repairing what needed to be done.

Bobby made a motion to borrow \$20,000., seconded by Elias. The vote was Bobby Aye, Elias Aye, Eric Aye, Rosemary Aye, and Rosemarie Aye.

Bobby made a motion to hire Sunshine Electric to install a new panel in building 1, when we are approved for loan, seconded by Eric. The vote was Bobby Aye, Eric Aye, Elias Aye, Rosemary Aye and Rosemarie Aye.

Rosemary made a motion to close the meeting, seconded by Rosemarie. The vote was All Aye. The meeting was adjourned at 8:15 p.m.