

**VIRGINIA MANSIONS CONDOMINIUM ASSOCIATION
2018 COUNCIL MEETING MINUTES
November 12, 2018**

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Community Manager Lou Bucci in the Association's Party Room.

Community Manager Lou Bucci from Elite Management Services Group, Inc. welcomed the attendees and voiced the Board roll call.

ROLL CALL OF THE BOARD and management staff

Present:

President Ginny Stockhausen
Secretary Kathleen Regan
Treasurer Rosemary O'Halek
Director Fran Colosimo
Director Virgil Palumbo
Director Erin Regan
Director Janice Friedrich
Ellen Davis, Recording Secretary

TREASURER'S REPORT

Lou read the Treasurer's Report for the period ending October 31, 2018. Lou stated that the association is on the plus side this year. He stated that the final numbers for the year are in process.

SOCIAL COMMITTEE REPORT

Mary Ann Felix stated that the Holiday Dinner is 12/8/18 and reminded the attendees that 50 reservations are required or the dinner will be cancelled. Ginny thanked all who participated in the Ducks and Dawgs event for making it a success. Rich Pitzarella was the prize winner. There will be a Social Committee meeting 1/7/19 in the Conference Room.

BUDGET PRESENTATION

Lou talked about the 8/31/18 Board Meeting during which multiple issues were discussed and what expenditures are expected this year. There have been no huge expenditures this year that came out of the budget. By the end of this year, professional fees to our engineer Kevin McLane for east garage analysis, legal issues for Rondino in the 2140 building, 2 legal matters, 1 of which was dropped and 1 which is a challenge to our documents, are pending. Lou and the Board looked at several scenarios for expenses planning, such as for elevators and the east garage possibility, and the final solution was to increase the monthly HOA fees and impose a special quarterly assessment. A handout document was presented for the resident's information and use with exact amounts listed for each unit.

The sheets will also be sent to all owners. The Board decided that a 2% increase is appropriate in 2019. This will allow for projects that come due. Parking fees remain the same. Ginny reported that a survey was done of neighboring properties and this rate of increase is in line. Claudia French, 102E, asked if this will be every year for the next 5 years, the answer by Kathy Regan was that the Board is trying to prepare for future expenses. Claudia asked if special assessments will carry over, Erin Regan stated that no plan has been discussed, depending on who is on the next Board. Lou mentioned the 4 elevators and windows replacement costs. He stated that the Association has enough money to pay for the east garage repairs, but would then be out of funds. The 2 elevators funds are in place. The focus is on the east garage. Asphalt work is planned for 2020 or 2021. Other funds are scheduled for "what comes first" basis, based on Kevin's feedback and that of other professionals.

Motion was made, seconded and passed to accept the budget as written.

Ginny requested that all residents/owners make sure a unit key is in the office. Broken doors are owner's expense.

Ginny reviewed the staff members health overview.

Ginny and Nicole met with a cleaner and are continuing to explore other sources. The Board is looking around to stay on top of the cleaning functions. Rosemarie asked if anyone knows of a cleaner or maintenance person, please let the Board know.

The pool is half-full of water, the heat will be turned on when it is full. American Pool did a great job of painting the pool. It should be usable by the end of this week.

FHA recertification for 2 years is pending and Lou is on top of the submittal.

Contract renewals: JML Landscaping has renewed their contract for 3 years with a minimal increase, Board approved. Herb Soltman, T11E, asked about hillside stability, Lou stated that Davy Tree and JML have not commented. American Pool has provided better service this year and have renewed with no increase. Jim Jenkins, snow removal: 6 years without a price increase, price remaining the same.

Pittsburgh Asphalt: weather became a factor in not completing this year's work. Speed bumps are still being discussed. Tim Delaney, 801E, asked about the east garage repairs. Reply: biggest problem is the undercarriage, beams are concrete and were affected by water flow issues. Lou hopes for another year before repairs.

Salvation Army Toys: will be picked up 12/6/18 from the office. Please deliver by 12/3/18.

Carmina Stracci, 308W, asked about directory use, which was explained by Ginny.

Art Levitt, 511W: asked about changes to autopay payments of maintenance fees. Lou said to check with him, information will be in the Annual Meeting packet with directions.

Sheila Brody, 708E: asked about the east lobby furniture placement during the holidays.

Kay DePasquale, 103E: asked if there are hot water issues in the building.
Margaret Faust, T113W: stated hot water has to run to get hot.
Claudia French, 102E: Never has hot water in her kitchen.
Carmina Stracci, 308W: thin stream flow in the kitchen.

Ginny stated that 2 Board openings will be available next year:

Claudia French, 102E, asked what kind of commitment is needed for Board service.
Lou and Ginny replied with routine services scheduling, 3 year period.

Carmina complimented the Board on it's positive presentation to the residents, stating "very professional presentation".

MOTION TO ADJOURN

Motion to adjourn was passed unanimously. Meeting was adjourned at 7:45 P.M.

Respectfully submitted,
Ellen Davis, Recording Secretary

JANUARY 2019

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
<u>Vmc-a.org website</u>		1 HAPPY NEW YEAR!	2 EXERCISE CLASS 9:30 <u>FIRE ALARM TEST 10 A.M</u>	3	4	5
6	7 EXERCISE CLASS 9:30	8 500 CLUB 6:30 PARTY RM.	9 EXERCISE CLASS 9:30 BOARD MEETING 7 P.M.	10 Tai Chi 9:30	11	12
13	14 EXERCISE CLASS 9:30	15	16 EXERCISE CLASS 9:30	17 Tai Chi 9:30	18	19
21	21 EXERCISE CLASS 9:30	22 500 CLUB 6:30 PARTY RM.	23 EXERCISE CLASS 9:30	4 Tai Chi 9:30	5	26
27	28 EXERCISE CLASS 9:30	29	30 EXERCISE CLASS 9:30	31 Tai Chi 9:30		

SCHEDULED FUTURE SOCIAL EVENTS TO BE DETERMINED