

**VIRGINIA MANSIONS CONDOMINIUM ASSOCIATION
2017 MEETING MINUTES
August 2, 2017**

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Community Manager Lou Bucci from Elite Management Services Group, Inc. in the Association's Party Room.

ROLL CALL OF THE BOARD AND MANAGEMENT STAFF

Present:

President Ginny Stockhausen
Vice President Joanne O'Neill
Treasurer Rosemary O'Halek
Secretary Kathleen Regan
Director Frances Colosimo
Director Erin Regan
Director Virgil Palumb

Management:

Community Manager Lou Bucci

Absent: Recording Secretary, Ellen Davis

REVIEW/APPROVAL OF MAY 17, 2017 BOARD MEETING MINUTES

A Motion was made, seconded and passed unanimously to approve the May 17, 2017 Annual Meeting Minutes as presented. All members voted in favor. Motion carried.

TREASURER'S REPORT

Treasurer O'Halek read the Treasurer's Report for the period ending June 30, 2017.

A Motion was made, seconded and passed unanimously to approve the Treasurer's Report.

SOCIAL COMMITTEE REPORT

Gail Laska gave an update on several upcoming activities. Tonight's Board meeting there is a wine and cheese social after the meeting, we will have an Ice Cream Social on Aug 16th, September 19th will be a picnic, October 15th is a Steeler Party, November 11th is a breakfast in the party room and December 8th is the Holiday Party. There was mention to update the elevator calendars with the new date for the Ice Cream Social.

MANAGEMENT REPORT AND PRESIDENT'S REMARKS

Ginny gave an update on several happenings around the community.

- A. First Floor Renovations: Some complaints about how dark the hallway is and others think it is good. Adding the ceiling lights make a difference and there will be a few more fluorescent lights added. We are almost done at this point.
- B. Lighting: We replaced 10 lights in the East parking and terrace to LED lights. Duquesne Light Community Property rebate program is in place for communities that

- update their lighting. Thanks for Shirley Moritz who gave us a heads up on this program, we realized a \$650 rebate so far.
- C. Party Room Update: We are looking to replace the kitchen floor as it is uneven and the brick falls off in certain spots and is hard to clean. Gail Laska and MaryAnn Felix are investigating.
 - D. Landscaping: The hillside is supposed to be cleared this week. We have agreed to part ways with our landscaper and will sign on a new landscaper this week. There was mention from a resident that the weeding needed to be done. The Board noted that they agreed.
 - E. West Garage: Carl Walker Co. is planning the final resurfacing in the next few weeks to be done before the 14th of August. We will have to move cars in the west parking for about 1 week.
 - F. Management Agreement: We are working toward a new agreement but it is a work in progress.
 - G. 2018 Budget preparation and adoption timeline: Lou assured us the budget would be done by September 1st and the goal is to have it approved for the October Board meeting.

ANNOUNCEMENT OF DATE AND TIME OF NEXT MEETING

Wednesday, October 18, 2017 in the Party Room.

MOTION TO ADJOURN

Motion to adjourn was passed unanimously. Meeting was adjourned at 7:15 P.M.

OWNER'S OPEN FORUM

Patty, 309E: Patty stated the treadmill has been broken for several weeks but did not report this to the office.

Betty, 407W/300W: There was a sink that overflowed in a floor up above in the stack, however when the top sink gets fixed it gets done by Barry smashing things down and then the sinks in the stack below overflow. Others should be told when a sink is being unclogged above them so that they can prepare for their overflow. Ginny mentioned that there was an incident and we tried to get in touch with residents but no one was home and it was an emergency. There was a dishrag in the disposal which affects the whole stack. Betty mentioned that Barry put a \$50 "thing" on her sink in 300W to help with the overflow and she thinks management should pay for this.

Mary Rosenberg, 100W: The sink in the ladies room was leaking. Barry should have this fixed today.

RoseMarie O'Halek, 105W: There are doors being left open in the 1st floor storage areas and the lights are on. If you see one open, please turn off light and close the door. Laundry room lights need to be turned off as well.

Gail Laska, T10E: When will the pool surface be painted? Board agreed it is due and it is on the list.

Ginny Stockhausen 506W: Last Board meeting there were statements made that we did not attend an important Scott Township community meeting about garbage in the condo buildings. We were not made aware of this meeting. We tried to call them 3x with no response.

Herb T11E: The dumpster in the East parking this past weekend had tons of cartons/boxes that were not flattened and there was not room for anything else. We need to make people aware to flattened their boxes.

Fran 202W: There are too many carts left in the laundry room. She requested that people at least bring them out to the elevator lobby on their floor so that someone else can take them down.

Betty, 407W/300W: Betty questioned our letter about being a not pet community. The Board explained that service dogs are allowed but therapy dogs are not. We have received complaints about the few dogs we have and we are working on that.

MaryAnn Kelly 206W: Don't service dogs have to have a vest and papers at all times? The response is YES and it has to go through extensive training to be service dogs. We are currently taking action on the dogs in the building.

Claudia French 102E: Introduced herself as being new here and wanted to see if she could get a copy of the monthly expenses. The Board directed her to the website but can reach out to us if she has difficulty finding them.

Meeting ended with no more business at 7:30pm.

Respectfully submitted,

Kathleen Regan, Board Secretary