
BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
March 15, 2011

The meeting began at 6:00pm. The following Board Members were present: Tom Fox (Chair), Carol Venable, Mary Mendenhall and Bob Kubie. Hilltop Community Executives (HCE) was represented by Al Simonelli. Others in attendance were: Jana/Unit 403, Kathy/Unit 901, Ernst & Magaly/Unit 1102 and Hanna &/Unit 1003.

The following two items passed as part of the Consent Agenda.

BOARD MEETING MINUTES for the meeting held 02/15/11 were approved as recorded. [MINS]

NEXT BOARD MEETING was confirmed for Tuesday 04/19/11 at 6pm in the 12th floor Club Room. [BDMT]

The prior two items were passed unanimously as part of the Consent Agenda on a motion by Mary.

FINANCIAL REPORTS were reviewed by Treasurer, Carol V. HCE to add vendor names in line item description for G/L 754, repairs and maintenance. [FINS]

LANDSCAPE PLANTER, FRONT COLOR: Board reviewed the landscape plant color proposal from Green Life Care. Mary will contact vendor for plant selection change to proposal and cost adjustment. [LAND]

HEATING and AIR CONDITIONING MAINTENANCE AGREEMENT was confirmed to renewal for 12 months with Johnson Control. [HVAC]

ROOF MAINTENANCE: HCE to contact Smith Roofing for the roof maintenance work previously approved. [2515]

2011/2012 BUDGET PLANNING COMMITTEE will meet in April for further review. [BUDG]

601 CLUB ROOM VIOLATION: Revised letter mailed to owner and tenant. [2559]

ELEVATOR-PERMITS were received from the State. [ELEV]

LIGHTS, ELEVATOR LOBBY AREA: Lights in the lobby area will be off during the day and disconnected from the hall gallery lights. SDGE will be contacted for a free energy audit for the garage lighting and laundry rooms. [LGHT]

NON-BOARD MEMBER CONCERNS: Hanna/Unit 1003 and 803 spoke on the pending balcony repairs to resolve the water intrusion issue. Protec Building Services will provide a repair proposal.

The meeting adjourned at 7:31pm.

/s/ Al Simonelli

Recorded by

/s/ Board

Approved by