
BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
May 12, 2011

The meeting began at 6:00pm. The following Board Members were present: Tom Fox (Chair), Carol Venable and Bob Kubie. ceosd.net (ceosd) was represented by Al Simonelli. Others in attendance were: Tamara/Unit 602, Kathy/Unit 901, Hanna/Unit 1003 and Jana/Unit 402.

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

BOARD MEETING MINUTES for the meeting held 04/19/11 were approved as recorded. [MINS]

NEXT BOARD MEETING was confirm for Tuesday 06/21/11 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 Tom.

FINANCIAL REPORTS for the period ending 04/30/11 were reviewed by Treasurer Carol and were accepted as submitted. [FINS]

COLLECTION - LIEN POLICY: A motion by Carol passed to formally assess late fees to those units that are delinquent per CC&R's and Civil Codes. [COLL]

INSURANCE MASTER POLICIES: Management to contact agent for annual premium amount for full payment in July. [INSR]

SPECIAL ASSESSMENT of \$2500 passed with 20 units in favor, 7 did not approved and 1 abstain. Assessment is due June 1, 2011 [2565]

2011-2012 BUDGET: A motion by Bob K. unanimously passed to increase the monthly assessment by \$50.00 from \$495 to \$545 per month. [BUDG]

FRONT WINDOW LEAKS/BALCONIES: Waterproof under the glass door track, seal the grout and deck surface for a possible solution to this issue. Research for resolution continues. [2544]

LAUNDRY ROOMS: Dryer vents on the 6th thru 11th floor, 10th floor already completed, will be checked for installation of a louvered vent cover. This will reduce/eliminate moisture in dryer drum. Hanna/Unit 1003 will discuss with Gus. [LAUN]

The meeting adjourned at 7:26pm.

Recorded by

Approved by
