
BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
June 21, 2011

The meeting began at 6:00pm. The following Board Members were present: Tom Fox (Chair), Carol Venable, Bob Kubie and Mary Mendenhall. ceosd.net (ceosd) was represented by Al Simonelli. Others in attendance were: Frank/Unit 9903, Jana/Unit 402, Kathy & Sally/Unit 901 and Sandra/Unit 1003.

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

BOARD MEETING MINUTES for the meeting held 05/12/11 were approved as amended. [MINS]

ANNUAL MEMBERSHIP MEETING was confirmed for Tuesday 07/19/11 at 6:00pm in the 12th floor Club Room. [BDMT]

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

FINANCIAL REPORTS were reviewed by Treasurer Carol and were accepted as submitted. [FINS]

COMMON DRYER VENTING: Gus was to contact Hanna/Unit 1003 to install vent covers similar to floor 10, but this was tabled for an improved vent cover. [2575]

OWNER'S DIRECTORY LIST: Sally will update the phone directory list with the assistance from Bob K and Al/Management. [TELE]

CONTRACT MEETING PLANNED did not occur. Nighthawk Security now known as Raptor provided a new service agreement for the Board and Committee to review. Additional building contract still need review are elevator, Fire Monitoring, landscape and Plant People.

JET DRAIN LINES: Management to schedule the jetting with TCP Plumbing for the month of July. [PLMB]

WINDOW WASHING to be scheduled for July, with October 2011 and April 2012 as the next cleaning months. [WIND]

INSURANCE MASTER POLICY: Management to pay in full the annual premium of \$41,155. This will avoid paying finance charges totaling over \$1,000. [INSR]

COLLECTION: Management to issued a 10% late fee to Units 703 and 602, as per the governing documents. [COLL]

PARKING: Annual parking lottery will be held in August, need to post notices to all members. [PRKG]

STAIRWAY DOORS: Floors 11 and 4 need to have the south stairway adjusted to close, latch and not slam. [DOOR]

FRONT WINDOW LEAKS/BALCONIES: Research continues to resolve the leaking issue. [2544]

ANNUAL MEETING: Election is only for one Board vacancy, since Tom's term has expired. [ANNL]

MEMBERS CONCERNS: Tom/Unit 303 reported runners from the marathon used the driveway to defecate. Kathy/Unit 901 inquirer on the recording the new Bylaw amendment reducing the Board from 5 to 3 and SDGE building energy audit may not be available. Tamara/Unit 602 wants to donate a bookcase to the billiard room, Sandra/Unit 1003 noted the 10th floor washer is old and should be replaced.

The meeting adjourned at 8:13pm.

Recorded by

Approved by