

Minutes of the Board of Directors Meeting
July 30, 2015
Cascade Room

Present: Ilya Gonorovsky, Sofia Ferenburg, Linda Satz, Andy Surdovel, General Manager.
Boris Eydelnant on Skype

Also present: 62 Unit Owners

Call to Order: The meeting was called to order at 7:30 pm

Proof of Notice / Quorum:

Andy Surdovel verified that a quorum was present and the notice was properly posted.

Approval of Minutes of July 23, 2015:

Ilya Gonorovsky moved to approve; Sofia Seconded, unanimous: Minutes were approved.

President's Report:

- Construction must be on time and within budget.
- Financial Report:
 1. The Operational Account has a balance of \$78,000.
 2. Numerous owners have not paid their 1st and 2nd Assessments.
 3. Homestead protects you from excessive taxes. It does not protect your property from a lien being placed on it or from being foreclosed on.
 4. A \$25.00 charge for late payments and interest in the amount of 18% per annum is required by our documents.

West Pool Renovation:

A motion was made by Ilya Gonorovsky to approve the West Pool contractor to be Picture Perfect Pools. The contract was signed with a completion date of September 15, 2015 with a \$1000 a day penalty for late completion. Seconded by Linda Satz, Unanimous. Motion approved.

Security Camera Proposal:

A motion was made by Ilya Gonorovsky to reverse the approval of the purchase of security cameras. Boris Eydelnant seconded. After a discussion was held on the need and desire for additional security cameras the motion was amended to identify where the camera would go and run the wires to the cameras while the ceilings are open. Voted on and passed unanimously. Cecilio Berndsen and the Manager have been working on this project for 3 months and have a total of 5 estimates from vendors.

Ilya Gonorovsky moved to terminate the agreement with the law firm Mirza Basulto and Robbins, LLP. Sofia Ferenburg seconded, unanimous. Motion passed.

A motion was made by Ilya Gonorovsky and seconded by Linda Satz to hire a new law firm. The

firm will be selected at a later date. Motion was passed unanimously.

Ilya Gonorovsky moved to approve Eugenia Volchek as a new Board of Director. Seconded by Sofia Ferenburg and voted 3 in favor, 1 against. Motion passed.

A motion was made to assign Board of Director Officers. The President made a motion to make Sofia Ferenburg, Vice President, seconded by Boris Eydelnant and approved unanimously.

A motion was made to assign Linda Satz as Secretary by Ilya Gonorovsky and seconded by Sofia Ferenburg. Motion was carried unanimously. Linda Satz will resign as Treasurer.

A motion was made to have Eugenia Volcheck assigned as Treasurer by Ilya Gonorovsky and seconded by Sofia Ferenburg. Motion was carried unanimously.

Miscellaneous:

An agreement will be signed by Dave Gumbel, owner of Hollywood Stone to complete the punch list developed by Michael Pirich, Landscape Architect on the paver installation on the West Pool Deck. The work will be completed by August 10, 2015.

The following agreement is made between Aquarius Condominium, Dave Gumbel, owner of Hollywood Stone, Michael Pirich, Landscape Architect and Andres Caicedo of ACG Engineering Services.

1. Hollywood Stone will come on Monday, August 3, 2015 (weather permitting) to complete the punch list (attached) on the west pool deck pavers. Work to be completed by August 10, 2015.
2. Once the Punch List is completed and Hollywood Stone is paid in full, they agree to light acid wash the west pool deck at a cost of \$12, 815.00..
3. The Association will draft a check in the amount \$37,735.80 less \$3500.00 to Hollywood Stone. Dave Gumbel, owner of Hollywood Stone will pay Artistic Pavers in the amount of \$37,782.32 and remove the lien on the building.
4. Hollywood Stone will receive the check even if the drains and the west pool deck bathroom are not completed. Hollywood Stone agrees that they will return and finish the pavers around the bathroom, the pool and the drains near the Gym as soon as aforementioned are completed.
5. Michael Pirich, Landscape Architect will draft the Hollywood Stone Punch List.

This agreement will also be signed by the President, Vice President, Treasurer, Secretary, ACG Engineer, Landscape Architect and the General Manager.

A motion was made by Ilya Gonorovsky and seconded by Sofia Ferenburg to enter into this agreement. Motion was approve unanimously.

Adjournment:

A motion was made to adjourn by Linda Satz and seconded by Sofia Ferenburg. Motion was approved unanimously and the meeting adjourned at 8:30 pm.

Respectfully submitted:


Linda Satz, Secretary