

# VENTNOR H CONDOMINIUM ASSOCIATION

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## ***BOARD MEETING MINUTES***

**DATE: April 1st, 2024**

**TIME: 6:00PM**

**PLACE: LE CLUB, ROOM B**

**1. Call to order at 6:00 pm by Jeff Hafer, President:**

Present: Jeff Hafer, Bob Valicenti, Margarete Perez, and Suren Rajkumar.

Absent: Steve Turpin

**2. Approval of previous minutes:** Approved by: Bob Valicenti, seconded, Jeff Hafer

**3. Opening remarks** from Jeff Hafer, president

**4. Financials:**

Margarete mentioned that Seacrest did not debit accounts for December, resulting in an extensive delinquency list. The delinquency list has been reduced to minimal due to recent actions.

The current Valley Reserve account balance was stated. We transfer funds from the operating account to the reserves account every month.

The balance of the operating account as of the end of March was stated. The Bank Of America account only gets funded from laundry room collections of quarters. We collect the quarters every two to three months.

**5. Old Business:**

Jeff discussed the consignment of a towing company by Ventnor H. The residents have thirty days to get their vehicle(s) in compliance. We are now at a point where we will be enforcing the parking rules.

Jeff discussed the SIRS (Structural Integrity) report and the company we will be using to perform the study.

Painting of building: Jeff has spoken to two painting contractors. The reason why the painting has not been done sooner was due the amount of structural work needing to be done. We will have an update on the painting at the next board meeting.

Seacrest will take care of painting the parking space lines and numbers. This work is included in our contract.

**6. New Business:**

Useful tidbits were, and will continue to be sent out to inform and remind owners who might have forgotten what is in our documents regarding rules and regulations.

Jeff raised a motion to discuss the fire extinguisher cabinets. Margarete second the motion. The suggestion was that they should be red and not white. White might not be visible enough. Motion was tabled until next meeting.

Motion to adjourn by Margarete Perez, second by Bob Valicenti at 6:26pm.

Our next scheduled meeting date is May 6<sup>th</sup>.