

# **VENTNOR H CONDOMINIUM ASSOCIATION**

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## ***BOARD MEETING MINUTES***

**DATE: January 15th, 2024**

**TIME: 6:00PM**

**PLACE: Jeff Hafer's residence**

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

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

**Absent: Steve Turpin**

**-Key Lock box:**

Keys to the lock box containing resident keys, which are used during certain emergencies, were given to board members currently not in possession of one.

**-Authorization to Receive Notices Electronically:**

Margarete will generate this form for residents who wish to receive notices through email. If a resident does not complete the form, then notices from the board would need to be mailed or hand-delivered to the resident. This could be an issue for residents who occupy their units during the Snowbird season or around 6 months of the year.

**-Report from Roof Advisors:**

The majority of the time spend during this meeting was to review in detail the Ventnor H roof condition based on the inspection conducted by a roof expert Grant Daniel Stokes, president and senior roof expert/consultant at Roof Advisors, Inc (RAI). This report is dated 7-30-2022. Jim Vaigneur, who was on the board of directors for Ventnor H at the time, initiated the study.

**-Money in Reserves:**

It was reported that there are enough funds to pay for the Durapax repair and restoration costs for the roof if necessary.

We are shy approximately \$50K which we would have by the end of 2024 because according to the profit and loss statement received from Jose Penton, Accountant at Seacrest who handles our financials, which is dated Dec 31,2023, we will have collected approximately \$81K from the maintenance fees.

**-Company Roofing:**

We had retained this company under contract at one time to provide periodic roof inspections and also to perform some routine repairs and maintenance. Jeff will check if we are still under contract with them. They will also be called in to address the water leaks in some of the condo units that need immediate attention.

**-Leaks:**

The board discussed the urgent need to address water leaks in some of the units.

**-Roof Access:**

The access ladder that leads up to the roof hatch has now been secured with a protective door and lock. Residents must notify a board member when a service call is made that requires a technician to access the roof. There is also a logbook, which must have an entry as to the date and time, the repair company and unit number that required access.

**Contractors and Work being done without permits:**

There are units that are having workers perform modifications and construction projects without required permits. Some of this work is being done in the middle of the night and the workers have been seen leaving the premises in the early hours of the morning to avoid being noticed.

**Adjournment:**

The meeting was adjourned at 8pm.