

**3600 Condominium Association  
Board Meeting Minutes  
August 24, 2022  
6:15 p.m.**

**I. Executive Session**

Executive session started at 6:15 p.m. Discussed owner issues, garage issues, and ESA issues. Meeting ended at 7:00 p.m.

**II. Call to Order**

A meeting of the Board of Directors of the 3600 Condominium Association was held at 7:00 PM via video conference on August 24, 2022. The following Board Members were in attendance.

- Elaine Toscano, President
  - Douglas Smith, Vice President
  - Kevin Griffin, Treasurer
  - Fred McAllen, Director
  - Lin Bo, Director
  - Elba Rodriguez, Director
1. Ellen Karp, Secretary

Elaine welcomed Fred McAllen to the Board. Fred was appointed to the Board due to the resignation of Garry Tackett and will complete Garry's term.

**III. Approval of the July 27, 2022 Board Meeting Minutes**

**RESOLVED, to approve the minutes from the July 27, 2022, Board Meeting**

Motion made by Douglas Smith, seconded by Kevin Griffin. Voted on and passed unanimously.

**IV. Treasurer's Report**

Kevin Griffin gave an update on the Association's financials for six months June 30, 2022. A reserve contribution was not made in June due to the pay-down of the hallway project.

**V. Committee Reports**

**House & Grounds:** A House & Grounds Committee Meeting will be scheduled for early September, 2022.

**Orientation Committee/Rules & Regulations Committee:** Douglas will be leading the September orientation. Douglas acknowledged Judy Etheridge for her service on the Orientation Committee during the past year. A Rules and Regulations meeting will be scheduled in the coming weeks.

**Social Committee:** Ellen Karp stated the Pizza Party was a resounding success.

**Hallways Committee:** Carpeting is almost complete in the south tower. The contractors will return and address a punch list for every floor when the project is completed.

**Management Report**

## **New Business**

### **Hayes Mechanical – Jet, rod, and Camera Underground Drain Tile System**

Resolved to approve the Hayes Mechanical proposal for repairs to the South Tower hot water low zone for \$4,280. (Operating Account)

Motion was made by Douglas Smith seconded by Elba Rodrigues, voted on and passed unanimously

### **Hayes Mechanical – Replace Manway Ring on #2 Boiler**

Resolved to replace Manway Ring on #2 Boiler for \$3,183.

Motions made by Douglas Smith, seconded by Kevin Griffin. Voted on and passed unanimously.

### **Package Locker Proposals – Parcel Pending, Package Concierge, Pitney Bowes**

After discussion, the Board voted to table this proposal after review of additional information from the vendors.

## **VI. Motion(s) From Executive Session**

Resolved, to fine the owner of unit 2219 \$100 for being in violation of moving furniture through the lobby. .

Motion made by Douglas Smith, seconded by Kevin Griffin. Voted on and passed by majority. Ellen Karp abstained.

Resolved to fine the owner of unit 2716 \$100 for being in violation of improper furniture disposal.

Motion made by Douglas Smith, seconded by Kevin Griffin. Voted on and passed unanimously.

Resolved to approve ESA Request for Unit 821

Motion made by Douglas Smith, seconded by Lin Bo. Voted on and passed unanimously.

## **VII. Revised 22.1 Disclosure**

**Resolved to approve the 22.1 Disclosure as presented in the August 24, 2002 Management Report**

Motion made by Douglas Smith, seconded by Lin Bo. Voted on and passed unanimously provided the reserve account amount of \$1,875,480.53 is corrected on the 22.1 Disclosure Form.

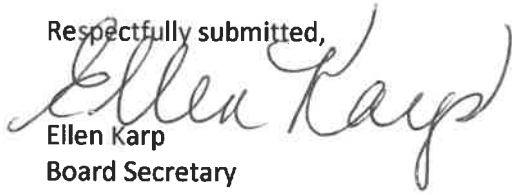
## **VIII. 3600 Garage**

Elaine stated that Pioneer Parking's contract is expiring on October 30, 2022. Elaine and Kevin Griffin stated that the Board is making sure that Pioneer contract is current and that the Association is getting the most competitive pricing available.

**IX. Adjournment**

With no further business, Elaine Toscano called for a motion to adjourn the meeting.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ellen Karp". The signature is written in black ink and is positioned to the right of the typed name and title.

Ellen Karp  
Board Secretary