

# **Contractors Business Park Vista Center Condominium Association, Inc.**

## **Board of Directors Meeting**

**Thursday – June 17, 2010 – 2:00 p.m.**

**Location: Contractor's Business Park, Conference Room, Building A**

Greg Tzucanow and Craig Govan were present. Raj Krishnasamy was present via teleconference and represented a quorum. Charles Callaway and Erik Bryson were absent. Steve Kavanewsky was present representing Bristol Management.

**NOTICE OF MEETING:** It was determined that Bristol provided proper notice for this meeting.

**CALL TO ORDER:** Greg called the meeting to order at 2:05 pm.

**APPROVAL OF PREVIOUS MEETING MINUTES:** Greg made a motion to ratify the approval of the minutes from the February 25, 2010 meeting. Craig seconded and the motion carried.

### **FINANCIALS:**

- The Board reviewed the May financials. The accounts receivable increased to \$190,000. Greg noted that the delinquency list did not reflect the monies collected by Backer's office that have not yet been given to the Association. The outstanding amount is less than \$190,000.

### **OLD BUSINESS:**

- The contract that was signed in February with American Security to take over the phone lines in the elevators is void due to their being bought out by Alarm Partners and our contract not being transferred. Nuvox/Windstream has maintained our 11 lines and has agreed to continue providing service. They even lowered the per line charge from \$22 to \$20. AT&T assigned 3 telephone lines to us via American Security before they were bought out. There is a penalty charge if we cancel all three lines, so we have to maintain 1 line for the 3 year contract term at \$43.33 per month. The Board contact TJ Blankenship, one of the previous owners of American Security and he said he may be able to help with cancelling the AT&T lines at no charge. Bristol is to send him all the email correspondence with AT&T.
- The elevator pits in Bldgs A, E, F, I, and K will be cleaned by ThyssenKrupp next week.
- The gutters have been installed on all the buildings except Building A. Craig wants to install gutters on the entire Building A. Bristol is to ask Crown Seamless Gutters for an estimate for that work.
- The concrete work has been suspended. It looks like it won't be needed.

### **NEW BUSINESS:**

- Greg made a motion to revise the Sign Specifications on the Rules and Regulations (1s.) to read "...The sign must have a tan background and green lettering..." Craig seconded and it carried.
- Also discussed was the recent inspection by the insurance underwriter for the fire coverage. It was noted that all unit owners that have vehicles and/or vessels stored in their units must have fire extinguishers in their bays and keep current on their extinguisher certification; and that unit owners shall not at any time keep or have within their unit any kerosene, camphene, benzene, naphtha, gasoline or any inflammable or combustible fluid, chemical or explosive. Also, all vehicles on property need to have a current license and registration. A letter will be sent to all owners reminding them of this rule.

**NEXT MEETING:** To be decided.

A motion was made to adjourn the meeting by Greg, seconded by Craig and was approved. The meeting adjourned at 2:30 p.m.

Respectfully submitted,

Steve Kavanewsky, LCAM  
For and on behalf of the Board of Directors

Cc: Board of Directors