

Board Meeting

Cleveland House (CH) Unit Owners Association

November 15, 2011
Langston-Brown Community Center

Call to Order:

President Bernie Dworski called a special meeting to order at 7:05 pm.

Roll Call:

Board members Bernie Dworski, James Godwin, Johanna Sheehan, and management company representative Chris Falwell were present as well as unit owner Mary Rufe.

Special Meeting: The board proposed to select Mary Rufe to the board pending an upcoming vacancy subject to a current board member's written resignation.

7:15 pm Regular Meeting:

Owner's forum: Discussed an owner's nuisance complaint about a dog barking in the building. The owner was not present, and the board took no action.

Approval of October Minutes:

Approved as amended.

Treasurer's Report:

No treasurer's report.

Management Report:

Old Business:

The board approved the purchase of 2 cabinets, a new refrigerator and dishwasher for unit 100.

Fidel Flores' bid has been approved for a maintenance to be performed twice a year on heating and air conditioning units in unit 100 and the lobby.

Fidel Flores' bid has been unanimously approved for work/replacement of condensate lines on floors 1, 2, and 3. A notice will be sent out to the owners requesting access to the units on floors 1, 2, and 3.

The lighting project for the front of the building of 5 LED outside lights is in progress.

Repair of exterior brickwork has been tabled.

Construction of 2 privacy brick walls at units 100 and 113 has been completed. As previously approved by the board, hallway carpet cleaning for the entire building will be scheduled.

Matters for Board Action/Discussion/Information:

New Business:

The board discussed replacement of plastic ceiling light fixtures on floors 1, 3, 4, 5, 6, and the stairwells. The board is awaiting sample(s) and prices.

The board discussed and approved the Do's and Don'ts list as amended. A temporary change to the rules has been approved to waive the \$50 refundable deposit for the use of the elevator.

The board requested a sign in English and Spanish by the dumpsters regarding dumping of unauthorized trash.

Next Meeting:

Annual meeting Tuesday, December 6, 2011, at 7 pm at Langston-Brown Community Center

Adjourned:

8:20 pm.

Respectfully submitted,
Johanna Sheehan

