

Board Meeting (cont. from page 1)

3. Logicom, the company who provides our cameras, has provided us with a quote for key fob access for the patio door and beach gate which will be much safer than our current keys. At the Board Meeting of September 21st, it was determined that additional information was needed. Building Manager Aissa Duverger, Board President Juan Dominguez, Treasurer Gustavo Lopez, and resident Delano Lalla spoke with representatives of the company. Unfortunately, Delano Lalla is not at this meeting this evening to answer some additional questions. Treasurer Gustavo Lopez has some issues with the maintenance contract. The guarantee is for only 1 year and if the company wants to raise the price, they are at liberty to do so. Building Manager Aissa Duverger advised she thinks it is included under our existing maintenance contract with the company. Security is a big issue which the keyfob system would address as it tracks whoever comes in/out of the gates. Carmen advised she has trouble getting in and out as the keys do not work well any longer and she uses them every day. Several times she has had to walk around the building with Figaro, her small dog, when her key

did not work. Le Trianon resident Alex, who moved in in June, has also had difficulty and has had to walk around the building several times as his key also did not work. Much discussion followed. President Dominguez advised we should wait for Delano Lalla to return before signing any contracts. Board Member Monie Day suggested we not wait until next month's board meeting, but either zoom meet or communicate via email. The Board agreed. Building Manager Aissa Duverger will coordinate.

4. Aissa Duverger, Building Manager, has been working on new/refurbished gym equipment. Monie Day had suggested Commercial Fitness Co. for refurbished equipment, but Ms. Duverger was not able to secure a response from them. Ms. Duverger contacted another company that could sell us refurbished equipment but would not provide any warranty. The treadmill was \$1500 plus \$250 pickup/delivery charge. Monie Day checked Costco during the meeting and advised they had a treadmill for only \$889. It was determined that this was likely for individual private use rather than commercial use such as the condominium would need for heavy duty

Continued on page 3

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Board Meeting (cont. from page 2)

use by many people. Ms. Duverger advised that new commercial level for the treadmill and multistation unit would be approximately \$8,710 including installation and taxes. Vice President François Pearson advised we have a duty to our residents to provide safe and worthy gym equipment and suggested we vote. The Board decided unanimously to purchase the new equipment. Le Trianon resident Alex question how soon it would be installed as he uses the gym. President Dominguez advised as soon as possible and further, the gym area is being enlarged to allow more distance between the apparatus.

5. President Juan Dominguez advised he has three Motions to present to the Board.

a. Effective October 26, 2020, the resignation of Mimi Pambrun, Secretary, after 27 years on the Board. A motion was made by François Pearson, Vice President. Monie Day, Board Member Seconded the motion. Agreement was unanimous.

b. Promotion of Monie Day from Board Member to Secretary, effective October 26, 2020. A motion was made by François Pearson, Vice President, and Seconded by Maggy Cuesta, Vice Treasurer. Agreement was unanimous.

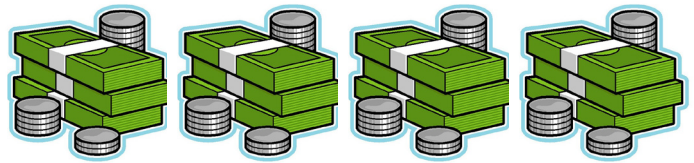
c. Appointment of Delano Lalla to fill Monie Day's position as Board Member, effective October 26, 2020. The motion was made by Board Member Carmen Garcia and Seconded by Treasurer Gustavo Lopez. Agreement was unanimous.

All Board members need to sign the form to run for the Board by October 31, 2020.

6. President Juan Dominguez advised of the purchase of Unit 10-F, with the interview conducted by Building Manager Aissa Duverger. Carmen Romero, Board Member, made a motion to approve. Monie Day, Board Member, Seconded the motion. Agreement was unanimous.
7. The Board had asked Vice Treasure Maggy Cuesta to check on new tables for the back patio. The cost for four concrete and tile tables is \$1500 apiece, plus shipping, a total of approximately \$7-8K. The tables are the same as what we currently have had for over 40 years, thus durability is not in question. President Dominguez suggested we wait until next year's budget. The Board agreed there was no need to make a decision now.
8. Le Trianon Resident Alex questioned the status of the painting of the building as, especially from the beach side it is looking pretty shabby. President Dominguez advised we are waiting for our 40year, coming up in 2 years. We are also currently awaiting the settlement of

an insurance claim for \$9M. If we get even a part of that, it will pay for the painting of the building. Vice President François Pearson questioned how much to just paint the top of the back of the building (the facia)? Can our maintenance team do it? Building Manager Aissa Duverger will check with our Maintenance Supervisor Ariel and if they are unable to do it, she will check for quotes.

A motion was made by François Pearson, Vice President, to adjourn the meeting at 9:00 P.M. and seconded by Vice Treasurer Maggy Cuesta. Agreement was unanimous.



Treasury Report for the Month Ending September 30, 2020

BANK BALANCES AS OF SEPTEMBER 30, 2020

Banco Popular

Checking (Operating) \$38,818.94
Contingency \$151,955.62

Ocean Bank

Reserve \$18,911.23

Revenues	Actual	Budget	Variance
Assessments income	736,492.22	740,999.97	(4,507.75)
Interest income	343.74	180.00	163.74
Late charge income	775.00	524.97	250.03
Member parking	11,445.00	11,475.00	(30.00)
Non member parking	1,210.00	1,503.00	(293.00)
Bonus Xmas.			-
Other income	43,109.50	4,649.94	38,459.56
Total Income	793,375.46	759,332.88	34,042.58
Expenses	768,160.42	759,408.84	(8,751.58)
Net budgeted revenues and expenses	25,215.04	75.96	25,291.00

UNCOLLECTED MAINTENANCE AS OF SEPTEMBER 30, 2020

1A Unit	\$2,964.00	Making Payments
1B Unit	\$1,543.75	Under Foreclosure
Total Uncollected:	\$4,507.75	

SWEET POTATO CASSEROLE

- 5 sweet potatoes
- 1/4 teaspoon salt
- 1/4 cup butter
- 2 eggs
- 1 teaspoon vanilla extract
- 1/2 teaspoon ground cinnamon
- 1/2 cup white sugar
- 2 tablespoons heavy cream
- 1/4 cup butter, softened
- 3 tablespoons all-purpose flour
- 3/4 cup packed light brown sugar
- 1/2 cup chopped pecans



Preheat oven to 350 degrees F. Lightly grease a 9x13 inch baking dish. Bake sweet potatoes 35 minutes, or until they begin to soften. Cool slightly, peel, and mash. In a large bowl, mix the mashed sweet potatoes, salt, 1/4 cup butter, eggs, vanilla extract, cinnamon, sugar, and heavy cream. Transfer to the prepared baking dish. In a medium bowl, combine 1/4 cup butter, flour, brown sugar, and chopped pecans. Mix with a pastry blender or your fingers to the consistency of course meal. Sprinkle over the sweet potato mixture. Bake 30 minutes in the preheated oven, until topping is crisp and lightly browned.



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Eileen Higgins
District 5



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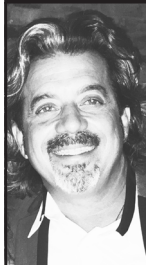
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