Clyde Court Condominiums Monthly Meeting

Minutes

Wednesday, October 4, 2023

7:00 – 8:00pm

1. **CALL TO ORDER & DECLARATION OF QUORUM**  
     
   Board Member Matt Rodgers called meeting to order at 7:10pm

Board Members Present: Matt Rodgers, Raquel Amorese, Alex Chatziapostolou, Will White, Adam Vicencio  
Residents Present: Jill Birschbach, Amber Thomas, Rodney Matthews

1. **MINUTES FROM AUGUST 6, 2023 QUARTERLY BOARD MEETING**

Motion by Matt Rodgers, seconded by Will White to approve the quarterly minutes.

1. **FINANCIALS & GOVERNANCE UPDATES**

**Operating Account:** $17,670.11 $ 12,417.28

**Reserve Account:** $41,342.87

**Total Cash on Hand:** $ 59,012.98 $ 53,760.15

**Loan Balance:** $9,858.52 $ 4,605.69

There were two payments to the loan ($5,252.83) which were not transferred by the end of month.

1. **GOVERNANCE**

**2024 Budget:** The Board is in the early stage of preparing the 2024 Budget. A draft was sent to the officers for review.

We have been dealing with volatile energy costs and a building that is approaching 100 years old. The capital project for next year includes continued work on the masonry. We will also begin looking at other maintenance and working them into a timeline, including door repair, replacing carpets.

Adam will start compiling quotes for replacing or restoring the front doors

The budget for next year includes expenditures for new machines/tools (lawnmower, power washer, vacuum cleaner etc.) that will help better service the premises.

Reserve contributions will need to be increased

Most emergency lights will need to be replaced.

1. **FACILITIES**

**Basements:** The basements have become overflowing with personal items. The Board will get a dumpster in the next week or two to toss unwanted items; including any items left in the common areas. Owners who wish to keep items outside of their storage units will need to tag their items, so that the board is aware. An email will be sent to let everyone know to take action.

**All outside wooden staircases:** Stairs need to be power washed, but before this can happen owners will need to remove any plants, or other items, from the walkways. Additionally a pigeon has returned to nest on 127 and 131 and will need to be removed before further action is taken.

**Pest Control:** Be sure to sign up to have your unit treated. We are paying for this service. If not used, we will look at removing it in the future.

**General Repairs and Maintenance:** Part for 131 was ordered and locksmith will replace lock Wednesday 10/11

If owners find rat holes in the premises, they are requested to take pictures and send them to the board. There are two active currently, one in the front of the building (on Clyde) and one on the north side of the building.

1. **OWNER AFFAIRS**

**Unit Sales:** In the last month, two units have sold: 131 2W to Kim Kurland, and 127 2E to Aries

Calingo.

**Bicycles:** All bicycles stored in common areas must be registered by the end of the year. Registration

fee is $10. If you have a bicycle in the common areas, please contact the Board.

1. **DISCUSSION**

Potential Winter Gathering for all owners (around February). More details to be shared at a later meeting.

Conversation with Terry so that we can discuss his day to day duties.

Annual Meeting November 1st – Elections will be held at that meeting.

In order to further improve communication between the board and the owners, everyone needs to start using the ticket system found in the app. Unlike texts or phone calls, the ticket allows for the entire board to have access to the information and for the backlog to be cataloged.

We will probably be losing one of our elm trees from across the street. Matt is talking with the boards of the other buildings that so that we can all purchase a fast growing tree, instead of the one that the city usually provides. These trees are ~$1,500 and the price includes a warranty.

1. **ADJOURNMENT**