

Le Jardin Condominium Association, Inc.

**Board of Directors Meeting
Tuesday, September 22, 2015, 9:00 AM**

Association President George McLaughlin called the Board Meeting to order at 9:03 AM

Board members present: George McLaughlin-1403,

Present by conference call: John Bertucci-1703, Tom Faller-702, and Bill Nunnelly-903. Quorum established.

Residents in attendance: Dick & Carolyn Chormann -1401 and Charlie & Cathy Shriver - 501
by conference phone.

Proof of notice of this meeting was posted on September 18, 2015 by Laura Wright.

1. Certifying Quorum and Call to Order: George certified the quorum of Directors, George Mc Laughlin, Bill Nunnelly, John Bertucci and Tom Faller.

2. Laura gave proof of notice of Meeting.

3. Motion to approve minutes of last meeting held on April 10, 2015 was made by John Bertucci and seconded by Bill Nunnelly. Motion passed unanimously.

4. Aqua Latch project update: George McLaughlin gave a brief overview of the project. Bill Nunnelly made a motion to accept Dak Controls' proposal for the installation of 55 lead free stainless steel ball valves in the current aqua latch system using Neapolitan Plumbing for the installation. Tom Faller seconded and the motion passed unanimously.

Discussion was held regarding communication issues with aqua latch system. A motion was made by Bill Nunnelly to pass a board resolution stating that *all unit owners are required to provide some kind of communication system for the Aqua Latch water control system in order to protect the building and all owners.* A second was made by John Bertucci and the motion passed unanimously.

5. Tennis court area east planter repair: A motion to accept Development Associates' proposal of \$10,250 to repair the planter funded from reserves was made by John Bertucci and seconded by Bill Nunnelly. The motion passed unanimously.

6. Cooling tower hub replacement: A motion to accept DebonAir Mechanical's proposal of \$5,763 to replace the south cooling tower hub funded from reserves was made by John Bertucci and seconded by Bill Nunnelly. The motion passed unanimously.

7. Lobby decorating project update: Laura gave a brief update on timing of project.

8. New Business: John Bertucci asked that the following be included on the next board meeting agenda: 1. a discussion of the pros and cons of term limits for Board members, and 2. a vote to allow spouses of board members to be voting members of committees. It was agreed that item 2 would be included in the next meeting, but that it would be better to discuss item 1 during a high season meeting, to allow more residents to participate.

9. A motion to adjourn was made by Bill Nunnelly and seconded by John Bertucci. The meeting adjourned at 10 am.