

Le Chateau Condominium Association, Inc.
Board of Directors Meeting Minutes
September 21st, 2020

Paul Shapiro of USA Management called the meeting to order at 6:33 p.m.

Roll Call: Joann Long, Debra Daniels and Clexida Ortega were present. Paul Shapiro was present via speakerphone.
A quorum was established.

Treasures Report:

As of August 31st, 2020, the Association had the following account balances:

Operating Account:	\$11,770.00
Non-Allocated Reserve:	\$51,072.00
Laundry Account:	\$ 336.00
Special Assessment account:	\$ <u>2,278.00</u>
Total Funds:	\$65,456.00

Debra will close the Special Assessment account and will transfer the funds to the Operating Account.

Paul discussed delinquent owners who are renting their units. The Association has the right to demand rent payments from the tenants. The Board authorized letters be sent to the renters in units 105 and 406.
Pending the names of the current renters.

Old Business:

Paul discussed numerous requests were made for the repair of the handrail bars. All Fencing & Repair was the only company to provide a quote for \$1,200.00. Debra moved to prove. Seconded by Joann. Vote: 3 - 0. Approved.

New Business:

Paul reviewed the 40 year Inspection report provided by Specialty One Engineering. The quote was for \$1,580.00. Debra moved to approve. Seconded by Clexida. Vote: 3 - 0. Approved.

Debra discussed the vacant land on the Northeast side of the building. Trees and the fence are falling down on the Le Chateau property. USA Management will contact the City of Sunrise for the property to be inspected.

USA Management will send owners a letter regarding the following issues:

- Shutter installation
- Dogs are to be leashed and pick up after the dog. Violations and fines
- Dogs urinating in the elevator

Adjournment:

Debra moved to adjourn. Seconded by Clexida. The meeting was adjourned at 7:05 p.m.

USA Management
Unapproved minutes