

Vanguard Lofts Board of Managers Meeting
December 6, 2005

Meeting called to order at 7:01 PM. Board Members present: M. Deskovich (614), T. Kikta (709), D. Lane (305), J. Pivec (405). Owners present: D. Aaron (401), M. Battaglia (610), J. Beichner (1C), R. Brown (310), E. Chapmon (613), C. Clare (411), E. Forman (608), E. Kurek (312), C. Lattimer (301), T. Latimer (710), J. Sweeney (604), K. Winston (714). Present from First Properties: L. Wheeler

It was moved and seconded to approve the minutes from the last meeting. Minutes unanimously approved.

It was moved and seconded to approve the budget report. Budget unanimously approved.

Management reported delay in carpet for first floor. A city mandated pump & fire test was completed. Worn parts on gate were replaced/ Parking lot seal coating was completed. Pipes in building were rodded and catch basins will be cleaned within a week. Guards were installed on both outside, main lobby doors. Estimate to install a stamped concrete covering in the parkways has been secured. Landscape budget proposal for 2006 presented.

Several concerns were voiced during the open owners' forum. Management will investigate replacing signs regarding bikes with more permanent signage, replacing the bulletin board in the back lobby, replacing the floor in the rear lobby, having paint touched up around the building, making sure UPS and FedEx have outer door code and investigating some sort of non-motorized gate to be used by dog walkers. It was discussed that a change in disposal companies might be warranted when the present contract expires. The signs on the fences need to be re-secured, the third floor door adjusted, a handle on the door on the second floor repaired and screws on the elevator control panel installed. Extra "attic stock" carpet can be purchased. Parking restrictions will be posted.

Meeting adjourned at 7:25