

MINUTES
Colonies Village Condominium Association
Open Board Meeting
April 27, 2021
7:00pm
"Zoom"

Call to Order:

The meeting was called to order by Imelda De Los Santos at 7:00pm.

Board Members Present: Imelda De Los Santos, Valerie Pena and Ruth Bates
Also Present: Victoria Galvan: Property Manager
Owners Present: None

Minutes:

Minutes from June 2020, October 2020 and the 2020 Annual Meeting in December 2020 were read and approved.

Financial Report:

Financial reports were emailed, went over bank balances.

Open Discussion:

- Final Certified Letter needs to be sent on 2 delinquent accounts, and then refer to Tom Newton for Collection.
- Building 3: Dirt was added back under building, we need to get with Albert to have him clear the dirt from the sidewalk in order for the City to complete the sidewalk.
- Albert spoke with Imelda at the beginning of the job regarding the sod/grass, which he claims was not included in the original cost. Either way, sod/grass will need to wait until Fall since we do not have sprinklers.
- Albert will not be paid in full even though we have funds, we will still make payments. May will be paid \$1500, then in July another \$1500 to \$2200 (depending on funds), then August depends on the sod, will either make another payment or pay him off in full.
- In July, Victoria will start getting bids to repair the sprinkler system again.
- Jorge has requested a waiver of fees or late fees on the past due electricity from his prior tenant. Board agreed not to waive any fees 1. He has not made any attempt to pay the past due amount. 2. His son has 2 large dogs and he does not abide by the rules. Letter will be sent to Jorge.
- Freeze units-Sheetrock work: 102 capped line, owner wants to insulate wall. 606, 604, 701, 702 703 & 704.

Next meeting tentatively scheduled for May 25, 2021 at 7pm via Zoom.

Meeting was adjourned at 7:51pm.

Respectfully Submitted:

Victoria Galvan, Managing Agent