



Chapel Square Building B Homeowner Association

Monthly Board Meeting
December 14th, 2023
5:00 – 6:00pm

<https://us02web.zoom.us/j/89222821069>

Meeting ID: 892 2282 1069
Passcode: 561685

Agenda

Call to Order

President's Remarks –

No Remarks from the President.

Approval of Minutes – 9/27/23, 10/26/23, and 11/20/23

Will be tabled to the next meeting.

Building Manager's Report – Bold Solutions

Ryan Kelsey and Dave Abney are in continues conversations - Everon/ADT keeps giving the runaround. Ryan will continue to try to get the missing information.

Chapel Square Owner/Resident Parking - Bold has continued to work with Alberto to solve any issues coming in regarding the parking situation.

11/26 Leak from Fiesta Jalisco - Bold received notification of a leak on said unit and it was in relation to the previous leak and handled by Avalanche by FJ & M&M.

David St Hilarie would like for the board and Bold to place limits to Dave Abney on how much he is able to do and how much he can spend. Unless it is an emergency.

Housekeeping - Gabby continues to maintain the cleanliness of the property by cleaning it every Monday, Wednesday & Friday. Ryan asks the board if they would like to increase the number of cleaning days or stick with three days per week. David requests that it be left alone for the time being. Depending on how high the season is, they may decide to permit more cleaning if they do see that it is necessary.

ACTION ITEM: Ryan Kelsey will go out on the following Monday to assets how the HOA looks after the weekend before cleaning time.



New Business

1. November Financials YTD
 - 1.1. Mike Ball mentions the HOA has a total \$372,686.22. David wants to know the interest rate for the First Service Reserve Account. Mike Balls mentions it is 2.5%. David will speak with Chris regarding the interest rate for that account.
 - 1.2. Mike mentions Water/Sewer are under budget since they were aggressive with water rates since they continue to go up.
 - 1.3. TRASH REMOVAL is over budget for \$3,000.00 from August - October. Ryan mentions it is about the switchover and bin changes. Mike mentions with the new provide the surcharges are more expensive. David mentions we need to speak with the vendor.
2. TOA approved Trash/Recycle Bin (3) to be Installed and Decision Existing Trash Bin Storage
 - 2.1. Ryan mentions if they would like to move forward with Tommys suggestion to place the 3 trash bins near the elevator. David and Brian mention they will need to see them to view how big they are.

ACTION ITEM: Ryan will get rid of 3 trash bins and 3 will be placed near the elevator entrance for a trial period.

Old Business

1. Boiler and Moisture sensor update...See Managers Report
 - 1.1. Work started December 13, 2023, and will take a bit longer than expected because the crew doesn't have all the necessary equipment.
2. Parking System Update...Manager Report for additional details
 - 2.1. Bold only has 60% of Owners who have registered for parking. Ryan mentions he will send out a reminder to the HOA to advise the owners/tenants are within the last 30 days to register.
 - 2.2. Doug mentions the signs must mention that they will have 15 min to register to have 2 hrs of free parking. Ryan mentions the signs are up by all 3 elevators and main entrance of the garage area. As well due to parking restrictions it has allowed us to start to understand what units are used for long-term rental and tenants' information.

ACTION ITEM: Ryn will be sending a reminder for the registration for parking.



3. Update Status request re: Commercial statement for the period of 2022 to current showing all invoice charges.
4. AT4 Fire Test & Inspection Proposal
 - 4.1. Ryan stated the cost for the ADT 2023 is \$4,610.00, Johnson Fire Panel Monitoring for the dates 08/01/2023 - 07/31/2024 total for the year will be \$5429.35, AT4 Fire Proposal fire alarm, Backflow & Sprinklers \$5,750.00 Annual contract possible increase of \$320.65. David asked if AT4 Fire is willing to price match to \$5,400.00 they can move forward with this vendor. Tommy & Peter agree with this as well.

ACTION ITEM: Ryan will contact AT4 Fire to see if they can match the price for \$5,400.00 they will move forward with this vendor.

Open Discussion

1. David asked if there is any update on the restaurant Nozawaga. Doug mentioned they have started to begin work but may be delayed due to the holidays.
2. Brian is asking when was the roof was placed and if it does fall within the warranty? David mention the vendor is mentioning it is not a roof issue it is more of a vente situation and it won't fall within the warranty.
3. Tommy asked Doug if we have detailed transactions on quick files. Doug mentioned he just received that email today, he will check into it and share all the details he received and will be requesting the missing information as he evaluates the documents.
4. David is asking to if we have any updates for the financial audit. Ryan, Mike, & Chris will try to engage with the vendor to get this issue resolved. David is requesting to get all this resolved before the end of the year.

ACTION ITEM: Ryan, Mike, & Chris will try to engage with the vendor Dalby to get this issue resolved.

Meeting Adjournment at 6:00pm.

Executive Session3