



2615 Park Avenue Associates
BOARD OF DIRECTORS MEETING
Thursday, February 15, 2024
6:30pm
IN-PERSON MEETING - LOBBY
MINUTES

Meeting Convened: 6:35 P.M.

A. Welcome – Dan Rowles

B. Announcements – Dan Rowles
No announcements

C. Establish Quorum – Dan Rowles
Six board members present: Dan Rowles, Louise Wolfgramm, Bob Jorgensen, Becky Gazca, Jeff Balke, Suzanne Shaff – quorum established.

D. Agenda Approval – Dan Rowles
Motion made and seconded to accept Agenda: Accepted.

E. Secretary’s Report – Bob Jorgensen
1. January Minutes: Moved and seconded to accept Secretaries report: Accepted.
2. Actions Taken Outside of Last Meeting: No actions taken.

F. Treasurer’s Report – Becky Gazca
“Financial Snapshot Summary” for January was presented and will be posted in the Mailroom. Moved and seconded to accept Treasurer’s report: Accepted.

G. Property Manager’s Report
Becky summarized recent activities: landscaping, aluminum exterior door replacement, terrazzo work, oil tank refill, security lighting, front door security, diverter replacement project.

H. Committee and Projects Reports
1. Occasional Events Committee
Jane Eschweiler spoke on the upcoming event “2615 Revisited” featuring Pat Donohue & Richard Kriehn to be held Sunday February 18th: Refreshments 6:30 PM and Concert 7:00 PM.

Board of Directors

Dan Rowles
President

Louise Wolfgramm
Vice President

Bob Jorgensen
Secretary

Becky Gazca
Treasurer

Directors

Julka Almquist

Jeff Balke

Suzanne Shaff

Property Manager

Tessa Dart

2. Property Manager Search

Suzanne presented a progress report from the Search Committee consisting of Suzanne Shaff, Julie Ditzler, Lyn Barry, Becky Gazca and Louise Wolfgramm. Ten applications have been submitted as of today.

3. Diverter Replacement Project

Discussed under Property Manager's Report.

I. Open Forum

1. Smoke pollution: Becky moderated a discussion of concerns and policies governing smoking.
2. Other topics: Escrow account with Arbor, BMM's (repair vendor) performance, building ventilation system, passing on building operational knowledge gained through the experience of board members.

J. Adjournment

Moved and seconded to adjourn: Passed.

Meeting adjourned at 7:35 P.M.

Next BOD meeting is March 21, 2024, at 6:30 P.M. in the Lobby.

Bob Jorgensen, Secretary