2615 Park Avenue Associates
BOARD OF DIRECTORS MEETING
Thursday, August 17, 2023
6:30pm
IN-PERSON MEETING - LOBBY
MINUTES

a) Welcome – Dan Rowles

b) Annoucements – Dan Rowles
   Acknowlegement of the work of the Occasional Events Committee (OEC) in their efforts in purchasing the grand piano for the Lobby. The first event is scheduled for Octover 1st.
   Apt 213: Date of Open House for shareholders TBD

c) Establish Board Quorum – Dan Rowles
   All board members except Julka were present; quorum established

d) Agenda Approval – Dan Rowles
   Moved and seconded to accept Agenda as amended moving Item h) to be presented after the Secretaries Report: approved

e) Secretary Report – Bob Jorgensen
   Moved and seconded to accept July Minutes: approved

f) Board Actions Outside Last Meeting – Bob Jorgensen
   A new Janitorial contract was approved
   The Window Washing contract was approved
   The Carbon Monoxide (CO) detection system installation contract was approved
   An update to the Reserve Study for completion in 2024 was approved
   The Realtors for Apt 213 were selected
   The Terrazzo Floor Burnishing contract was approved
   The Apt 515 shareholder interview was conducted

g) Treasurer Report – Becky Gazca
   Moved and seconded to accept treasurer's report: approved. Becky presented the "Financial Snapshot Summary" for July; posted in Mailroom

h) Property Manager Report – Tessa Dart
   Tessa presented her report; posted in Mailroom

i) Open Forum
    Topics discussed:
        Cost of window screen replacement: $30 per screen
        Cost of storm window glass replacement: $40 per window
        Rogue Squirrel
        Internet outages
        Elevator entrapment

Bruce Gleason ended the meeting with a piano performance on the new lobby piano.

Meeting adjourned at 7:22 P.M.

September BOD Meeting: September 21, 2023, 6:30 P.M. in the Lobby.

Bob Jorgensen, Secretary