



Atrium Condominiums

www.theatriumcondos.com

Newsletter – May 2008



Notes from the Board Meeting:

The Board reviewed two proposals for paving repairs and approved the one from Brown Brothers to patch the asphalt, seal coat and stripe the parking lots for \$21,162.70.

The Board reviewed a complaint about a party room reservation and upheld the decision to withhold the security deposit as the party had glass bottles and containers in the pool area and also carried a hot barbecue cooker through the pool and rec areas into the hallways.

Fred Brockmeyer presented some reports on the natural gas usage during the past year. He suggested locking in the price for half our gas usage during the period October 2008 to April 2009. Phil Mills suggested bringing in the Seminole Gas representative next month for a more detailed discussion of the building's needs.

Homeowner Comments

Joe Defez of 103-S asked if the tree by carport #99 could be checked as its leaves are not developing like the tree next to it.

Property Manager's Report

Parking lot sweeping was completed as scheduled.

A bid from Perfect Patch Paving was received for concrete repair work on the #102 patio, caulking the rest of the patios and adding a sidewalk to the rear of the pool area. The Board approved the patio and sidewalk work, holding off on the caulking.

A contract was executed with All-Phase Tree Service for a three-year tree pruning program costing about \$872 per year.

A violation notice was sent to one unit for overfilling the dumpsters with construction material. A \$40 reimbursement charge was assessed.

A revised draft of the Resident Handbook was distributed for review.

The fire door hold-open devices may need to be reconsidered as the manufacturer requires that a fire system control panel be installed with them.

Property Manager's Report. (Cont'd)

The insurance company completed a safety study and suggested modifications to the trash room sprinklers, hallway emergency lighting and pull stations as well as complying with a new federal law requiring anti-entrapment devices on the swimming pool drain lines.

Kennedy Plumbing is scheduling replacement of the hot water circulating loop in the crawl space of the south wing for later this month.

Resident Manager's Report

Robin agreed to plant the flowers in the front beds again. This will be later in May.

Several items left on the hallway floor of the storage rooms were confiscated and will be thrown away. Items in these areas are fire hazards.

She thanked Fletcher Cole for assisting in the parking lot sweeping project.

Residents are letting unauthorized people into the building. This compromises everyone's security.

Financial Report

Operating cash balances remained about the same during the month.

Delinquencies increased to \$8,971 from \$5,582 during the month.

Out-of-the-ordinary disbursements included \$1,932 for the new intercom.

Year-to-date expenses are about \$4,000 over budget.

Resident Notices

For the protection of all residents,
do not allow unauthorized people
into the building. If a person
does not have a key, they
need to call the resident
they are visiting to be buzzed in.

NO GLASS ALLOWED
In the pool area.
This rule applies to EVERYONE.

Committee Reports

The Building Committee

Fred Brockmeyer noted that the end stairwells need to be painted again. This will be scheduled soon.

Leo Reed noted that the caulking outside the rear pool room door needs repair.

The front post by carport 78-79 appears sheared off as does the gate post for the rear patio fence.

The HVAC system should be turned over to air conditioning during the last two weeks of May.

One or two roof-top security lights may be off.

The Board authorized Leo Reed to clean leaves and debris from the roofs again, using large, commercial trash bags to avoid littering the landscaping.

The Board authorized Fletcher Cole to dispose of the old snow blower and worn-out exercise bikes.

Leo Reed volunteered to drain the gas from the new snow blower to avoid gumming up the fuel system during the summer.

Fred Brockmeyer suggested chipping the concrete collars from the bottoms of carport structure posts and filling the areas with asphalt when the repairs are made to the driveways.

A suggestion was made that more signs be added to the pool area saying "NO GLASS" as this rule seems to be universally ignored by residents who don't think it applies to them.

Finance Committee

The draft budget for 2008-2009 will be reviewed next month.

The Landscaping Committee

Jack Markey reported installing some new bark at the southeast corner but it keeps blowing away. He may try shredded bark instead of the chunk style.

The Recreation Committee

The Board reviewed proposals and approved purchasing a new, medium-duty treadmill from Advanced Exercise Equipment. The model BH PLM T8 will cost about \$2,000, delivered and set up. The old one will be sold. The cost of a new belt and motor for the old treadmill is half the cost of a new machine.

NEXT BOARD OF DIRECTORS MEETING

The next meeting of the Board of Directors will be held Thursday, June 12, 2008 at 6:30 p.m. Homeowners may bring issues to the Board's attention at the beginning of the meeting.