

Palladian Condominium Board of Director's Meeting
Tuesday, August 12, 2008

BOD In Attendance: Adam Weber, Michael Schwartzman, and Jack Jaegar

BOD Absent: Bob Justis, Scott Ross

Management Group In Attendance: Meagan Willis, General Manager; Karen Kodjanian, Community Manager – Zalco Realty Inc.

1. Call to Order – The meeting was called to order at 7:30 by Mr. Weber.
2. Approval of Agenda – Add to item 10. Old Business: k. Temporary Maintenance Employee.
3. Approval of Minutes – The minutes of the meeting held July 14, 2008 were approved as presented.
4. President's Report – Mr. Weber presented a lengthy report which was received and made part of the record. (Copy on file in the Management Office). His report highlighted areas of concern with safety and security. He noted that it will be helpful to have a listing of "frequently asked questions" on the website. It will be an added tool for new residents and tenants of The Palladian. He also added that the Open Forum section of the meeting would be moved to directly after the Developers Report.
5. Developer's Report – Mr. Schwartzman reported that there are currently 12 vacancies left in the building. 53 LTO tenants.
6. Open Forum –
 - Trash can** – A resident requested that a trash can be placed in the lobby near the via between Austin Grill and Golds Gym.
 - Grocery Store** – The grocery store is still scheduled to open in Spring 2009. The delay was not due to the Developer but rather the Grocery Store Corporation.
 - Police Presence** – It was encouraged that residents call Mo. Co. Police and ask that they reinstate car patrol in the square. The car patrol has cut back significantly because residents called the police dept. to complain that the presence was not necessary.
 - Painting Halls** – A resident requested that the BOD consider hiring a contractor to paint the halls in their entirety versus the idea of hiring a painter on staff.
 - Lights on in Fitness Room/Clubroom/Restroom** – It was asked that the BOD consider the installation of timers/photocells on lights in the above listed rooms as a means of energy conservation. The BOD asked Linda Gombos, Palladian resident and lighting expert, to research this option.

7. Committee Reports – There were no committee reports submitted for inclusion and discussion during the meeting.
 - a. Policy/Rule Committee –No Report.
 - b. Safety and Security Committee –Mr. Nissenbaum noted he would be meeting with the General Manager and a representative from Sonitrol on Friday to review locations where video cameras would provide additional security. He added that the parking restriction signs would be installed in the garage shortly.
 - c. Social Committee – No Report.
 - d. Building Maintenance – No Report.
8. Treasurer Report – Mr. Jaeger Jr. highlighted the financial position of the Association. He noted that a large portion of the excess cash would be eliminated by next months financial report because the electricity bills have been provided to the BOD for payment. (Copy of financials are available in the Management Office)
9. Management Reports –
10. Community Manager Report (Ms. Kodjanian) – This report was a collaborative effort between Ms. Kodjanian and Ms. Willis. Ms. Willis will add where additional information is required.
 - a. Audit - Management requested three proposals to perform the audit for the 2007 fiscal year. To date, we have received two proposals. DeLeon and Stang and Goldklang and Cavanaugh. Managements recommendation was to approve DeLeon and Stang. Upon motion duly made and seconded, the BOD unanimously agreed

To engage the services of DeLeon and Stang to perform the audit for fiscal year 2007.
 - b. Direct TV - Management contacted Direct TV to inquire about the possibility of having the service offered to the residents of The Palladian as well as the feasibility of multiple feeds on one dish. Direct TV did confirm they are able to provide multiple feeds on one dish however that type of service would be initiated through their commercial division. We are currently working with commercial to get both a cost estimate as well as project requirements.
 - c. Window Washing - Management has tentatively scheduled the window washing for the fall. Once the schedule is in place each unit will give a memo outlining the procedure and dates. Ms. Willis stressed that ample notice would be given to allow the residents to have plenty of time to remove their screens.

- d. Power washing in parking garages - Management has finalized the contract with Stoddard Industries and is in the process of scheduling for the job to be completed.
- e. Engineering Study - Management has requested proposals from the Engineering firms of Miller Dodson, Reserve Advisors, Thomas Downey. Management has met for an initial survey with an engineer from Miller Dodson and Thomas Downey. They are both preparing their complete proposal for submission to the Board. Both companies have both been asked to provide a separate proposal for reserves.
- f. Collection Policy -Management is in the process of finalizing the proposed collection policy for The Palladian. The final proposed draft will be handed out under separate cover.
- g. Palladian 'Private Parking' sign, speed limit signs and towing contract - Ms. Willis met with, and finalized the contract with Montrose Towing Signs are expected to be installed the week of August 11, 2008 and then the Parking/Towing rules can begin to be enforced.
- h. Block 4 Garage Remote Control Openers – At the request of the BOD and the Residents of The Palladian, it was requested that the Block 4 nested garage have the same type of remote garage door openers installed as those in Block 5. The developer has denied the request noting that they provided the FOB access that was required within the scope of the plans. They added that the additional remote control mechanism in Block 5 was installed as a bonus which they are not willing to extend to those parking in the Block 4 nested garage. Mr. Weber objected to this decision. Any residents unhappy with this decision are encouraged to write letters to the developer requesting remote control access be added to Block 4.
- i. Temporary Maintenance Employee – It has been difficult to find a person to work on a temporary part-time basis to do painting and provide assistance to the Building Engineer. Management will continue to look for the right person.

11. General Manager Report (Ms. Willis) – The report was covered in conjunction with the Community Manager's Report.

12. Old Business – Covered under Community Manager and General Manager Report.

13. New Business –

- a. Electricity – Upon motion duly made and seconded, Mike Schwartzman and Jack Jaeger approved the below, Adam Weber abstained from approving the below:

To approve payment of \$93,204.79 for 2007/2008 electric bills to date.

14. Open Forum –

Grocery Store – The grocery store is still scheduled to open in Spring 2009. The delay was not due to the Developer but rather the Grocery Store Corporation.

Police Presence – It was encouraged that residents call Mo. Co. Police and ask that they reinstate car patrol in the square. The car patrol has cut back significantly because residents called the police dept. to complain that the presence was not necessary.

15. Adjournment – The meeting adjourned at 9:45 pm.