

Concord Arms Condominium Association, Inc.

Board of Directors Meeting • Combined April 20, 2023 & May 18, 2023

As a quorum was established and notice was properly posted, the Concord Arms Condominium Association Board of Directors Meeting was called to order by the President Gordon Anderson at 3:03 PM at the office of Monarch Association Management.

Directors Present: Gordon Anderson, Tess Harrison Bruce Gibney, David Betts and Nancy Baker
Also Present: Sue Marino - Monarch Association Management, Inc.

Minutes:

***Motion by Gordon, second by Bruce to approve the Minutes of February 23, 2023.
Motion approved unanimously.***

Old Business:

- a. Alarm Update – Still unknown as to authority to removed. Talked at meeting with Dan at Dart electronics, he will look into position on replacement and alternate systems.
- b. Grass Issue in Front of Condo 1B/2B – Board advised the area needs to be aeriated with treated dirt, seeded and roped off so seedlings can germinate. Southern Lawn will prove proposal.
- c. Purchase \$60,000 Certificate of Deposit - CD has been purchased from Pacific Premier Bank and is so noted on the financial statement.
- d. Denja Concrete Restoration (Paul) provided proposal to repair areas of concrete and railing at both buildings. Gordon will meet with Paul and coordinate work to be done.
- e. Painting for Sidewalks – Sue was asked to contact Ken Avery for paint.

New Business:

- a. Change Time For Bug Spray – Sue contacted Bug Master and will change time for spraying from 8 AM to 9 AM.
- b. Gordon would like information on pre-fab building to store bicycles and kayaks.
- c. Gordon would like to know what the warranty is for the pool fencing – Sue will check.
- d. Discussion as to cost of carports for guests parking.
- e. Letter to owners to include: R&R's, Clean off Porches, Protocol for Hurricane Season, Policies as to "guests" and "family members".
- f. Schefferelas need to be trimmed.

Adjournment:

***Motion by Tess, second by Bruce to adjourn the Meeting at 4:11 PM.
Motion approved unanimously.***

There will be no meeting in June.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

These Minutes Have Been Approved.