February 2022 SD III Board of Directors Meeting

Zoom Call, 10AM, 3/19/22

Minutes of the Meeting

Present: Joshua Herbstman (Board President), Larry Taylor, Steve Berk
Also Present: Judy Alligood, Coastal Realty & Jim Haga, Property Manager

1. Call to Order by Joshua Herbstman & a determination of a quorum. This meeting met its compliance with notice requirement.

2. Joshua Herbstman deferred approving prior minutes to a later meeting.

    He took a moment to thank our departing Board member, Larry Ridley, for years of service to SD III. Pedro Garcia has agreed to join our Board and was appointed by a vote of 4-0 to join the BOD.

3. Jim Haga gave an update on our outstanding projects and the building:

    a) The Elevator Project will begin sometime in May, and should take approximately 3 weeks to complete. SD III previously voted to hire a double shift on this project, reducing the overall time the elevator will be down. Jim and the BOD strongly encourage all owners (esp. those who rent) to PLAN ACCORDINGLY for the elevator being down!

    b) The Eastside concrete restoration will begin sometime in the Spring, although SE Restoration (SER) does not have a firm date for us. This is complicated by the fact that will still need to formally resolve the parking garage issue outstanding. As stated at previous meetings, owners will be notified in plenty of time when this process starts, and must make plans accordingly.

4. Judy Alligood, Bob Reed, Jim, and Joshua Herbstman updated the BOD on the parking garage negotiations with SER. We are close to have a formal letter to sign, based on the following conditions:

    1. Assurances by the company that provided our top-coat on what a warrantee repair by SER can and should entail.
    2. Agreement to have the structure inspected for damage that may have been caused by the bucket-lift truck.
    3. Agreement to repair any damage found.
    4. Some type of Certification that the structure is safe going forward.

5. The Meeting was adjourned by unanimous vote at 11am.