

Uptown Place Condominium Association

Board Meeting Minutes – Approved

Tuesday, February 21, 2023 – 5:30 PM

Location: 911 North Orange Ave, Orlando FL 32801

Zoom: <https://us06web.zoom.us/j/82473456443>

Meeting ID: 824 7345 6443

One tap mobile

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2023 Board Members: President- Vincent Sorrentino, **Vice President-** Olga Garcia, **Treasure-** Ran Lahat, **Director-** Joe Brennan, **Director-** John Stripling

Numbers of resident's present [12 Present in the room and 14 VIA Zoom]

1. **Call to Order:** 5:45 PM by Vincent
2. **Quorum Establishing:** Vincent Sorrentino, Olga Garcia, Ran Lahat, Joe Brennan, John Stripling left at 6:28 PM during the meeting, also in attendance Gabriel Agnus LCAM from Don Asher & Associates.
3. **Notice of Meeting:** Property bulletin board, the exit door to the parking garage, and an email was sent from Alert@calibersoftware.email to all residents.
4. **Approval of Minutes:** Board decides to table the motion of the meeting minutes from January 20 & 27 of 2023 until the rest of the board can read the meeting minutes from January 20th.
5. **Board of Director**
 1. Nothing to report.
6. **Manager Report:**
 1. **Palm Trees:** Two of the palm trees that are planted on Orange Avenue by Orange County appears to be dying. I (Gabriel Agnus) reached out to the city of Orlando to notify them that those two trees needed attention. The county advised that they would send someone out to replace them in the upcoming week. The palm trees around the building need trimming, three quotes were presented to the board to remove the dead branches off the palm trees. Joe **MOTIONS** to approve the quote from Home Truf INC at the amount of

\$1,100.00, second: John. All approved.

3. Fire Protection: Dynafire was on the property Wednesday and Thursday to trace the circuits and had begun to order the equipment's to complete the project. They have also start to order the equipment that they will need ahead of the permitting so by the time they receive the permits they can be halfway done with the project.

4. Roofing: Status Roofing and Empire Works was both on property and has taken a close look at the roof. They both confirmed that it is in fact a construction defect and the entire roof needs to be replaced. Even the patching job done by Iver Construction had some issues and was not done correctly. I (Gabriel Agnus) reached out to Iver Construction and, according to the company, there is no warranty or permits that were needed since it was a patching job. I (Gabriel Agnus) presented two roofing report to the board (attached to this packet) that notifies the board of all the roofing defects and that the roof needs to be replaced. Board advised Gabriel to get an additional 2 reports and bids.

5. Building Security: Stealth is working on getting a crew together to come out and install the cameras, as of today, no dates have been provided on when they plan on coming out to install the cameras. The only delay they had was payments, which they have received.

6. Water Meters: The invoice was sent to the FCA insurance. I (Gabriel Agnus) spoke to the insurance agent Friday the 17th as an update, she (Star, Insurance agent) advised me that they are still evaluating the claims.

7. Violations: A violation notice (First notice) was sent to Unit 144 for leaving dog waste on their balcony. Owner/tenant had taken care of the issue, violation was closed.

8. Financials: I (Gabriel Agnus) reached out to First Service Residential to obtain a copy of the financials for January and have not gotten a response from them.

7. Leasing Report:

1. Temporary parking system: Kristina Brown believes it will be very beneficial to have a system that the owners can use to obtain parking passes for their guest. Board agrees to have Kristina and Gabriel continuing with the search and provide them with 3 bids for approval.

8. **Maintenance Report:**

1. The maintenance team has been doing an amazing job at staying on top of every work order that they receive. There are a couple of outstanding projects that have been on hold due to access to funds. I (Gabriel Agnus) am working on getting the Home Depot credit cards back up and running so they can use it for stuff they will need to complete projects.

9. **Old Business:**

1. **Don Asher intro of management personnel:** Vincent (Board President) introduced Don Asher as the current management company in place. Gabriel Agnus as the Community Manager, Christy Raymon as Management Director, and Dean Asher as the President of Don Asher.
2. **Don Asher 3-week progress update:** Christy Raymon presented herself, addressed the owners and the board, the transition process has not been easy with First Service, they have not fully submitted all the funds, the financials from December and January and more to Don Asher.
3. **Don Asher annual meeting date recommendation discussion:** (Open Floor) Joe Brennan requested to have the Annual Packet sent to all owners 34 days in advance. Discussions were made among the board, the board concluded to have the annual meeting on June 2nd at 6:00 PM with the notice send 60 and 34 days prior to the annual meeting. Joe Brannan suggested to have a motion for electronic voting. Vince **MOTIONS** to reject the electronic voting, Second: Olga. Majority approved.

10. **New Business:**

1. **No new business**

11. Open Floor (3 minutes per residents)

12. **Adjournment:** 7:45 PM, **MOTIONS:** Vincent Sorrentino, **Second:** Olga Garcia. All approve.

Minutes Prepared by Gabriel (Property Manager)

Board Secretary minutes approval signature: _____



2-23-23

Don Asher and Associates, INC