

# 1077 *Greenleaf* *Condominiums*

---

## Greenleaf Condominium Association Board Meeting Tuesday, April 9, 2024 Green Room

**Present:** C. Ostrom, President; J. Langland, Vice President; J. Estep, Treasurer; J. Hughes, Secretary; D. Lawson, At Large;  
Guests, 7

### **Call to Order:**

Ms. Ostrom called the meeting to order at 4:00 PM.

### **Minutes:**

Ms. Lawson moved to accept the minutes of the March 12, 2024 meeting as presented. Ms. Estep seconded. There was no discussion. *A vote was taken and motion passed with all in favor.*

### **Financials:**

Ms. Estep presented the Financials for the period ending March 31, 2024. She reported \$31,915 in the Reserve Fund. Assessments collected totaled \$17,893. Capital Maintenance Funds spent for that period amounted to \$11,984; leaving a balance in the CMP Fund of \$6,000.

Ms. Lawson moved to approve the Financials for the period ending March 31, 2024, as reported for the record. Ms. Ostrom seconded. No discussion. *A vote was taken and passed with all in favor.*

### **President's Report:**

Bugsy is scheduled to spray the building exterior and foundation beginning 8 AM, May 2. May 3 rain date. It's advised to remove items from balconies or cover them. Window cleaning will follow and take place May 7, 8, and 9 beginning at 8:30 AM.

The river will be lowered for work on the dam. I & M suggests boats not be put into the river until work is completed. Notice of completion will be announced.

The Association recently received insurance renewal for the building reflecting an increase of 20%. The Board has the responsibility that the building is insured at the level of replacement. The recommended base is now \$18 million. Owners should likewise review their personal coverage to reflect increases in property value and current expenses to rebuild.

The seawall was last repaired in 2008. It will be checked while the river level is down.

Electric charging stations for vehicles at parking spots has been discussed for future needs. AEP can do an assessment of what's needed.

Mr. Griggs has requested a quote from R Yoder for the roof over the garage ramp and sidewalk repairs. R Yoder will be here in the fall to work on stacks. He will talk to them about giving a new quote for boulevard stacks as well. R Yoder is not interested in doing the roof shingles but said they can supply vendor names. A brief discussion on solar roof panels ensued.

Maintenance (landscaping) – No report.

Maintenance (interior) – Ms. Lawson reported that she was unable to get the same plaques for the end of the hall as those used by each door. These are larger since they are intended to include a street name.

The lights for the end of the halls are in and work to install them is soon.

Ms. Langland gave an update on the Library. Superintendent Ed re-enforced Shelves and moved back into the 3<sup>rd</sup> floor stairwell library area.

Liaison – No report

Activities/Events – Ladies dinner and men's lunch get togethers are continuing.

Communications – Ms. Lawson reported that the committee will meeting in the future to discuss strategy and goals to hold an open house for realtors. The website is also a resource and Mr. Griggs continues to update it. Owners are encouraged to register and utilize owners only area for most recent information.

Other Business: None

Owners Forum:

Although there is no official waiting list for condo sales, it was noted that owners planning to sell should fill out the form alerting the Board of their intentions. The form can be found in the owner's manual and on the website.

Adjourn:

Ms. Ostrom adjourned the meeting at 4:52 pm.

Respectfully submitted:

Jacqueline Hughes, Secretary