

Atrium Condo Association Annual Meeting

June 5, 2018 - Minutes

Board Members Present:

President: Jeff Pisani
Vice President: Mary Lou Muehleis
Treasurer: Gail Menconi
Secretary: Marti Gusloff
Director: Ralph O'Connell
Director: Frank Maurino
Director: Dale Carlson

Also Present: *Frank Catalano*

Call to Order: *Jeff Pisani at 6:30pm*

Quorum Established: *All Board Members Present*

Minutes:

- *Correct/Approve Minutes from Last Year's Annual Meeting on 6/6/17
Mary Lou Muehleis motioned & Dale Carlson 2nd – All in Favor*
- *Appoint the Election Committee
Jean Frain – Anne O'Grady – Carol Norgaard*
- *State of the Atrium Condo Building
Jeff Pisani read aloud the list of projects completed this past year – see attached list*

President's Report: *Jeff Pisani*

- *An email will be sent out, listing all of this coming year's Board Meeting dates*
- *Results of the Board Election – New Board Members:
Frank Maurino
Mary Lou Muehleis
Dale Carlson*

Congratulations! All Members remain in the same positions

New Members added to Commissions:

- *Sis Kanellakes – Decorating*
- *Debi Seritella – Landscaping*

Marti Gusloff motioned & Gail Menconi 2nd to let the meeting adjourn – All in Favor

Adjourned at 6:53pm

Submitted by Marti Gusloff on 6/12/18

Atrium Condo Projects completed

Between June 2017 thru June 2018

1. Garage floor resurfaced
2. Garage door replaced, including new tracks
3. Door to the Pump Room replaced & steel lintel added at the existing door frame head
4. New cushions for the existing Lobby Furniture
5. New rug for the Lobby seating area
6. Replaced the old newspaper trunk with a new cabinet
7. New Clock, Artwork & Metal “A” for the Lobby Walls
8. The Large Planter in the Lobby was redone by Phillip’s Florist
9. A new landscaping company was hired & trees were pruned & some dying ones were removed – Premium mulch was put down
10. Window wall repairs were completed – All the walls bordering the Atrium & the garage were coated with a water proofing sealant for long term leak prevention
11. The Rules & Regulations were reviewed, revised, presented to the Homeowners & then approved by the Board
12. The Building’s water main was repaired & replaced – All new pipe was installed from the inside of the Pump Room, past the outside entry stairs for long term breakage prevention - the entrance way is awaiting updating & revision
13. A new security camera system was installed to cover various points around the Condo Building
14. A mirror was installed at the bottom of the garage ramp – It should help with entering & leaving the garage