

**Atrium Condominium Association
Board of Directors Meeting
October 19, 2021**

Directors present:

President: Jeff Pisani	Dale Carlson
Vice President: Gerry Sczygiel	Deb Gallet (via phone)
Secretary: Marti Gusloff	Les Zunkel
Treasurer: Gail Menconi	

Call to order: Jeff Pisani called the meeting to order at 4:32 P. M. and established the presence of a quorum.

Roof resolution: The Atrium attorney drew up a resolution confirming a special assessment for the new roof. Marti Gusloff made a motion to accept the \$130,000 special assessment resolution; Dale Carlson seconded. The motion passed unanimously, and all board members signed the document.

HVAC maintenance contract: AMS Mechanical Systems, Inc. submitted a proposal to maintain and service the two rooftop HVAC units. Dale Carlson made a motion to accept the proposal at an annual cost of \$3,750; Marti Gusloff seconded.

Voting in favor: Pisani, Sczygiel, Gusloff, Carlson, Gallet, Zunkel

Opposed: Menconi

Repair of window wall above garage: Due to weather constraints, the leaking window wall on floors one, two, three, and four will be postponed until spring. Proposals from Dakota Evans, Holton Bros., and Windward have been tabled.

Adjournment: 4:50 P. M.

Submitted by: Gerry Sczygiel