

**Atrium Condominium Association
Board of Directors Meeting
August19, 2021**

Directors:

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

Call to order: President Jeff Pisani called the meeting to order at 10:00 A. M. and established the presence of a quorum. He stipulated the meeting would be limited to four topics: the Atrium reserve study, roof project, lobby tile replacement project, and the repair of the south HVAC system.

Reserve Study: Deb Gallet moved to have Reserve Advisors update the long-range calculations of the 2018 reserve study for a cost of \$1,000. Dale Carlson seconded; the motion passed unanimously.

Roof Project: The infrared study of the roof was completed August 16, 2021. We are awaiting results.

Tile project: Gail Menconi moved to have Performers Flooring and Design remove and replace the tile in the outer lobby, inner lobby, mail area, and south elevator for a cost, not to exceed, \$18,000. Gerry Sczygiel seconded.
In favor: Pisani, Sczygiel, Gusloff, Menconi, Carlson, Zunkel
Opposed: Gallet

South HVAC Repair: Dale Carlson moved to have AMS Mechanical Systems, Inc. repair the south HVAC system for a cost not to exceed \$12,000. Les Zunkel seconded; the motion passed unanimously.

Adjournment: 10:55 A. M.

Submitted by: Gerry Sczygiel