

**Atrium Condominium Association  
Special Board of Directors Meeting  
October 12, 2021**

**Directors present:**

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

**Call to order:** Jeff Pisani called the meeting to order at 4:30 P. M. and established the presence of a quorum.

**Roof funding resolution:** Discussion was held regarding the Reserve Advisors report on long term funding of reserve. Further discussion on how to pay for the upcoming roof replacement. The total cost to replace the roof will be approximately \$271,000.00. In an effort to not deplete the reserve balance a special assessment of \$130,000.00 was discussed. Deb Gallet made a motion to accept the \$130,000.00 special assessment amount; Dale Carlson seconded. The motion passed 6 to 1, Marti Gusloff opposed.

**Special Assessment billing resolution:** Residents will be given the choice, by notice, to pay their pro-rata share of the special assessment in one-lump sum or in equal amounts over three months. There will be an administrative fee imposed of \$25.00 per month for those who pay over three months. Dale Carlson made a motion to accept the special assessment billing plan; Gerry Sczygiel seconded. The motion passed unanimously.

**Adjournment:** 5:46 P. M.

**Submitted by:** Deb Gallet