

FILE
MINUTES
DOM.

DOMINION PLAZA 1A PATIO CONDOMINIUM ASSOCIATION

MINUTES OF MEETING OF THE BOARD

NOVEMBER 23, 1998

Present: Nancy Philip, Carl Permanian, Joe Miraglia, Ron Ranieri

Absent: Ken Peters

Also Present: Dan Anderson, Jones & Jones Property Management

Called to Order: 7:45 p.m.

Presentation by Dan Anderson, Jones & Jones Property Management regarding potential property management services

Election of Officers:

By agreement of the Board of Directors the following offices were determined:

Mr. Ron Ranieri, President

Mr. Joe Miraglia, Vice President

Mrs. Nancy Philip, Treasurer

Mr. Ken Peters, Secretary

Mr. Carl Permanian, Director at Large

Old Business:

* Motion by Ranieri, being seconded,

“ All funds available at the end of the fiscal year of the Association in excess of expenses, shall be designated for the Reserves of the Association.”

MOTION PASSED UNANIMOUSLY

* Draft of revised Rules and Regulations presented to Board Members for review.

* Painting to be completed for year on 11/23/98. Units unpainted will be held over until spring.

* Taxes for year 1997, completed and awaiting signature

* Snow Plowing:

Motion by Permanian, seconded,

“ Move to accept bid by Rizzo Construction to snow plow with 3 changes to proposal: A. Payment to be made within 15 days of invoice, B. Insurance certificate to be provided to Association, C. All checks to be made out to Rizzo Construction, not Victor Rizzo.”

MOTION UNANIMOUSLY PASSED

New Business:

Management of Association:

Motion by Ranieri, seconded,

“ Move the Association hire Jones & Jones, Inc., to manage the Association pursuant to their proposal including all ancillary charges, for the sum of \$425.00 per month, contingent on the submittal and agreement of contract terms, to be effective December 1, 1998.”

MOTION UNANIMOUSLY PASSED

Motion by Philip, seconded:

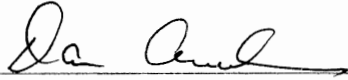
“ Move to terminate Tom Topczewski, effective December 1, 1998, with termination pay equal to 1/2 months fee (\$225.00).”

MOTION UNANIMOUSLY PASSED.

There being no further business, a motion to adjourn was made Miragia, seconded and passed. Meeting adjourned at 9:50 p.m.

Submitted:

Approved:



Dan Anderson,
Jones & Jones, Inc.

Ron Ranieri
President