

Gardens Medical Center Condominium Council of Co-Owners, Inc.
Board Meeting Minutes
October 25, 2023
7:00 PM
Clubhouse

The meeting was called to order by Vice President, Anna Counts at 7:01pm.

Board Members present: Vice-President, Anna Counts
Secretary-Treasurer, Vilma Garcia

Board Members absent: President, Adrian Pena

Also present was Property Manager, Bernadette Alaniz

There were 12 homeowners present.

Quorum was not met. Copies of the agenda, financials and GMC Rules & Regulations were given.

The previous meeting minutes were read by Vice-President, Anna Counts. A motion was made to change the title from Annual Meeting to Regular Meeting. Motion seconded. Carried.

Introduction of new board member Secretary-Treasurer, Vilma Garcia was made by Property Manager, Bernadette Alaniz.

Financial report:

Vilma Garcia read the Balance Sheet as of September 2023.

Old Business:

Owners were reminded of the HOA dues increase effective Sept 1, 2023.

Total assessments increased from \$17,911.00 to \$19,589.88. For a total increase of \$1677.88

New Business:

There were water leaks at 5 different locations which were near buildings 1, 5, 6, 7 and near the mailboxes costing \$9410.00 in repair costs.

SAWS bills increased approximately \$1200.00 per month for the past 4 months. A credit for the leaks was denied by SAWS. Bernadette will go to SAWS to fight it.

Members expressed concern over water wasters. Bernadette assured that residents have been spoken to and if corrections were not made fines would be implemented.

Concern for low bank balances due to costly repairs was voiced.

Members were reminded to use our website to report violations.

The new water shut off notification system at the front gate was pointed out.

Water saving devices, water valve covers and/or water meters for each unit was suggested. Bernadette reminded owners that we previously sought advice from SAWS for individual water meters and were told purchase and install would cost approximately \$2000.00 per unit.

Monies will be set aside for the replacement of the failing 6 yr old water pressure reduction valve.

Time was provided for members to discuss items not on the agenda. Porch pirates were reported. A remedy of turning on porch and carport lights at night was suggested.

Vigilance was asked of all tenants.

Change in gate codes was suggested. Bernadette stated it was costly. Approximately \$560.

A newsletter was suggested to help release information to tenants. One member stated she would like to look into taking on the task and will report back at a later date. Sending reviews via Google to increase popularity of the property was suggested. Resident owners are reported as 31. 2nd home owners are reported as 5.

The meeting was adjourned at 7:58pm.

Submitted by:
Vilma Garcia
Secretary-Treasurer