

Minutes
Bordeaux Village 3
Board of Directors Meeting
November 7, 2024
3:30 p.m.

Attendance:

Teresa Kelly, President

Carol Galayda, Secretary

Sophia Chow, Treasurer

Jen Duemig, Member

Meeting began at 3:32 p.m.

Insurance proceeds

The following motion was made by Carol Galayda and seconded by Jen Duemig:

"Motion to approve Greenberg Nikoloff, PA, as Insurance Trustee, to disburse funds pursuant to the contracts in place for professional services as follows. Upon receipt of any insurance claim proceeds, payment is authorized to Strategic Claim Consultants in the amount of 5%, Greenberg Nikoloff in the amount of 2.5%, and AmeriTech in the amount of 2.5%, of such claim proceeds. The remaining 90% of received claim proceeds shall be paid to Velocity Services upon receipt of a pay application, and subject to the work related to such pay application being satisfactorily completed and receipt of all necessary lien releases associated with such work." Motion passed unanimously.

Bids from Velocity Service

- Repair of flashing, shingles and stucco for buildings P and Q provided by Velocity Services. Action: The Board decided to request additional proposals for a more affordable option. Jen will seek out bid from Albright roofing and Scott will be instructed to seek additional bids.
- Replace carport ceiling provided by velocity services. Action: Obtain additional bids and consult with Breon to see if he is able to do this job.
- Gable end repair for Q 101 provided by Velocity Services. Action- Board approved this bid. Teresa will notify Scott and Dirk.

Policy for dispersal of insurance funds to owners who have their own contractor

Discussed the need for a policy for dispersal of insurance funds for owners who have their own contractors. Dan Greenberg recommended two disbursements of 50% each, one at the beginning and one when the job is complete. Dan also noted that we have some form of inspection when complete just to confirm that money was spent on the intended items, and we have that documentation in case questioned later by FEMA.

The Board will also need to make sure owners understand that payments will be made only after the Association has received payment.

We will draft a policy and send it to Dan for his review and approval.

Unit access demands

Unit access demands were sent. Dan indicated the Velocity Services can enter the three units that have not been inspected on Monday.

Water intrusion

Q202 has wet drywall from Milton. Scott asked Dirk to cut a hole in the drywall so it will dry out. If the intrusion is from window leak the repair is the owner's responsibility.

Transparency Act

Board members were reminded to submit their information through Ameritech's secure portal.

Follow-up

Only one contractor approval form has been received. Need to ask Scott to follow-up with the remaining owners.

Water intrusion in N building-need status update.

Adjourned at 4:36 p.m.