

**Valiant House Condominium Association, Inc.**  
**June Special Assessment Board Meeting Minutes (Approved)**  
**Thursday, June 19, 2025 6:00 PM**

**Agenda**

**1. Call to Order**

Pat called the meeting to order at 6:00 PM.

Julie, Hugo, Jerry, and Marcia attended the meeting in person at the Valiant House.

Pat, Karen, Andrea, and Bob G attended via Zoom (Bob joined after the vote for the special assessment).

**2. Proof of Meeting Notice** - meeting was noticed by email, as well as posted announcements in lobby and elevators on 6/5.

~~**3. Approval of [6/12 Meeting minutes](#)**~~

**4. New business:** Discussion and vote by Board regarding the levying of a special assessment of \$110,000.00 payable pursuant to the below amount per unit and **payable by 7/31/2025**. In the event there is a closing or sale of a unit during the pendency of the special assessment, the balance of the special assessment shall be payable in full at the time of the closing or sale of the unit.

\$96,000 for the Engineering company, and the rest to reimburse our reserve account for the 200 door closers and metal shelving that we purchased. There was no labor on that work, as it was all completed in house.

Unit 207	\$1,155.00	x 1	\$ 1,155.00
1 bed	\$1,529.00	x 30 =	\$ 45,870.00
2 bed	\$ 1,925.00	x 22 =	\$ 42,350.00
3 bed	\$ 2,062.00	x 10 =	\$ 20,625.00
Total			\$110,000.00

Julie made a motion to assess the Condo Association of Valiant House \$110,000 for the ELSS costs.

Hugo seconded the motion.

Motion carried unanimously.

On another note, we received another quote for our audit. Our original quote was for \$8000. Marcia found another quote for \$4000. The existing company who is doing the audit will cancel for a charge of \$1237.50 (what they have spent on the audit so far). So we would have a savings of about \$2800.

Question: is there any work product that they can share with us? - Marcia said she thinks it's just planning at this point, but it's a question worth asking.

Question: Does this person work with a company? The agreement doesn't indicate this. This accountant is a CPA, he's an independent CPA along with his wife, and they work with condo associations doing property management accounting. They don't usually do the audit because they do the ongoing accounting and they are unable to. He and Marcia are friends from previous jobs. He is doing us a favor of doing it way cheaper. He thought the \$8k was excessive, but that was the cheapest we received. He is licensed in FL.

Question: Is there language in our contract about cancellation? There is not. Pat emailed them to ask if they had started, and they had not. We sent them a ton of information. Pat asked if they would consider cancelling, and she said yes, but we would have to pay the amount above.

Question: Do both contracts contain the same things? Pat has not looked at it line-by-line, but on first glance, they appear to both have the same thing. In both there are things that are not included: postage, copies, and other things, so for either audit, there will likely be slightly more charges for both.

Pat feels for a savings of \$2800, it's probably worth doing it. He does accounting for condos, and he also does property management.

Question: Is it worth asking for whatever we sent them to get it back? Marcia says most of what we sent them is on the website. And we sent it in an email, so we can send the new company that email.

Discussion about voting on this:

Karen felt that because this was not on the agenda and because not all board members are present nor have the board members had time to review the documentation.

**So—we will schedule another meeting for next week, Thursday, June 26th to discuss the audit.**

Sunshine asked a question about the big assessment. Pat explained again about the \$96K engineering contract, which will hopefully cover the whole project through 2026.

Sunshine understands this assessment, but is wondering what is next. Once we pay the engineer to get started, they will have quotes for us to do the actual work. Once we have those, we will have to vote on those and then will have another assessment to fund those.

Jerry asked about the quotes Pat has received already. Will we be able to compare the quotes Pat has already received with what the engineer comes up with? Pat says we will give those quotes to the engineer, but the engineer has to create the specs for the work. So once he creates the specs, the engineer will request quotes for his specs. Hopefully the quotes we have already gotten will be similar to what the engineer gets. SLS is required to get 3 quotes. Will they use our quotes? Pat is going to ask that they use the quotes we've gotten as one of them, but there's no way to be sure of that.

**Hugo made a motion to adjourn the meeting.**

**Jerry seconded the motion.**

**Motion carried unanimously.**

Meeting was adjourned at 6:24 PM.

### **2025 Valiant House Meetings:**

July 10, 2025 at 6:00 pm

August 14, 2025 at 6:00 pm

September 11, 2025 at 6:00 pm

October 16, 2025 at 6:00 pm

November 13, 2025 at 6:00 pm

December 11, 2025 - + Budget Meeting at 6:00 pm

**If you are unable to attend in person, please join us via Zoom:**

Valiant House is inviting you to a scheduled Zoom meeting.

Time: 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82516452539?pwd=i63g7RFwb6yQliAvcnGxY3D39mjuBT.1>

Meeting ID: 825 1645 2539

Passcode: 373672