

Valiant House Condominium Association, Inc.
May Board Meeting Minutes (Approved)
Thursday, May 8, 2025 6:00 PM

Agenda

1. Call to Order

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

Pat, Julie, Andrea, Marcia, and Jerry attended in person at the Valiant House.
Karen, Bob Benoit, and Bob Garcia attended via Zoom.
Hugo Bernal was not present.

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

3. Approval of [4/10 Meeting minutes](#)

Julie made a motion to approve the April 10 board meeting minutes.
Andrea seconded the motion.
Motion to approve the minutes carried unanimously.

4. Open Comments and Questions from Owners

Concern about the cracks in a column in the parking garage - Pat is aware, and Hugo will address.

There is also a crack in the back of the building. Pat is working on getting quotes for repairing it. The first quote was for \$47K, so he is still looking.

Question about units that are for sale: We recently closed 704, 804 is under agreement, 604, 401, and 1002 are on the market.

5. Reports of Officers

President - Pat Nolan

Budget/Finances: \$150,344.89 total balance between the three accounts - Operating, General Reserve, and Structural Reserve account.

We are in the process of collecting 2025 Reserve payments.

We are in pretty good shape budget-wise. We've looked at our budget to date for Q1 of 2025 to see how we're doing. Our maintenance budget and natural gas budgets are slightly over, but otherwise, we are doing well. We're slightly over on natural gas, because this has been the time of year when we use more gas, but we're going into the season where we use much less.

We've done great on water—we've budgeted for a leak, but don't appear to have one! So we are doing much better. The 2024 budget budgeted \$24K for water, and we spent \$34k. We spent \$9k over budget last year, this year we are \$7k under budget.

Maintenance is a little over, but that is difficult to control.

As far as collections go, we only have a few that are very significant: one for \$1500, one for \$3800. It has taken us until a couple of months ago to get a handle on this. We had NO financial records from 2023, so Marcia had to recreate those. We've closed 2024, and we are now staying on top of 2025!

Bob G asked if we have a breakdown of the total amount in each of our accounts? Pat said we do not, but he will get it to us as soon as we reconcile the funds and transfer from the reserve payments. Marcia added that the majority of money that we will be transferring is coming in this month.

We are working on getting an accounting firm to do an audit, and get a date. We did not realize that the audit was supposed to be completed in the first 90 days. We are working diligently to hire a firm to audit the 2024 books.

Vice President - Bob Benoit

We had a couple of meetings of small groups of the board in the past few weeks to better understand how we handle bills and records, and to discuss how we handle ESAs.

Findings regarding records: When we get a bill for a service, either Pat or Marcia gets the bill, then we determine which account the bill is being paid from, and Marcia sends a payment to the company billing us. Marcia enters these into the accounting software at a later date.

Pat clarified - the majority of our bills are set up on auto pay. Utilities are on auto-withdrawal. One off bills (like the plumber, electrician, etc.) Patrick pays via ACH to simplify the process. This is usually 2 or 3 bills per month.

The copies of the invoices, Marcia keeps in the accounting software (they are also organized in the Valiant House email by vendor). Pat paid almost \$10K for the water tower repair. He pays it, and sends Marcia the invoice, and she inputs it into Sage. We are keeping invoices, and those invoices are stored in Sage. The only other payments would be reimbursements if someone purchases something. The Valiant House does not have a credit card, so if we purchase something from Home Depot, or Amazon, etc. usually Pat pays for it, and is then reimbursed.

We had a credit card previously, but it was under a Board member's name and credit information. So it could not be transferred when the new board took over in 2024. Pat does not want to have a credit card under his name. A debit card might be a possibility, but they are much less secure than a credit card. To date (since we eliminated the credit card), an individual has purchased the item and been reimbursed.

We also had another meeting to discuss Emotional Support animals (ESAs), and got a better understanding of how that is handled.

Karen had the ESA policy passed by the previous board. She revised the existing documentation to create a more clear policy and procedures for requesting an exception to the no pet rule, and for reporting when someone suspects that an animal is not an approved ESA.

Pat suggested that we should have everyone look at the ESA policy, suggest changes, and then if we decide to adopt the policy, we will want to run it by our attorney to make sure it is in compliance with legality. Karen did share it with all board members last week.

Trespassing on VH property - Bob B suggested we should talk about getting no trespassing signs. Someone was just sitting in the garage, and was not kind when asked what he was doing. When we called the police to remove the person who was sleeping, they said that there is not a lot you can do without signs that indicate no trespassing. Pat said there is an approved sign—a regular 'No trespassing' sign isn't sufficient. Bob will look into finding out what the specific sign is that is required.

Ralph said he spoke to a couple of officers, who said a regular trespassing sign is ok. Pat called the PD a couple of times last year, and they did not call back. Pat tried to report it to the PD, but they did not answer, and they did not return the call.

Process for new buyer or renter: Bob G asked what the process is for a new buyer or renter. Pat explained that we do a background check, a credit check and an interview with two board members. The laws about housing discrimination have changed substantially in the last 50 years, so you have to be really careful about denying people.

Who does the credit check? Pat uses the company that Hugo Bernal uses for his management company. We charge \$100, and it costs \$75.

Jerry remembered that in the past we had a meeting to discuss what we can ask for, and what criminal check is involved. Pat said we could talk to the attorney again about this, but we have to be very careful.

The interview has to be done by 2 board members. Background/credit check Pat has managed. Bob G thinks we should have the President and Vice President involved in the credit and background checkst. Pat said he is unsure about the wisdom of circulating people's private information among more than one person. And, ultimately, by our by-laws, it is the president's decision.

Tammy Garcia commented that because Pat is a realtor, he could have a conflict of interest (essentially denying someone in favor of his own buyer). Pat repeated that if the applicant (renter or buyer) has a 650 credit score, does not have a criminal record, and can pay, we cannot deny them! If you have a 650 credit score, almost any bank will loan you \$\$, so there really isn't a lot of question.

We've never had to take anyone to foreclosure, we've never had to get the attorney involved due to non-payment. We've never had a problem with a resident or renter having any criminal record, so this is probably not a huge issue..

Pat has been making it VERY clear to ALL prospective buyers that we are going to have a BIG assessment sometime this year.

Treasurer - Marcia Ulrich

None

Secretary - Karen Goldstein

None

6. Association Business

1. Collecting Unpaid Maintenance and Assessment fees:

As discussed at the 4/10 meeting, we will be implementing a new process for collecting overdue maintenance and assessment fees:

1. After two months in arrears, we will [send a status notice about late payment](#)
2. 30 days after that (90 days in arrears) we will send information to the attorney
 - a. A \$400 dollar fee will be added to the fees due to cover the cost of the attorney
3. Owners have another 45 days (now 135 days past due) to pay and get current
4. If they do not pay, the attorney will put a lien on the property (+ another \$1000 fee added to the overdue fees)

2. ELSS Update

Augie Consalvo's nephew is a licensed engineer in the state of FL. Pat has had several meetings with him, and he believes he can manage the ELSS project for us at a much more reasonable price. He is fine with us doing a significant amount of the work ahead of the time (like the door closers, stairwell pressurization, etc.). We absolutely need an engineer. On Ralph's suggestion, Pat called the engineer who did our 50 year certification, but he said he knows nothing about ELSS. He charges \$250/hour - which is much cheaper than this other company we have been talking to. They don't quote by the hour, but their costs price out at \$1000/hour. We don't need a lot of supervision for this because each of the trades is doing what is required.

Pat just got a quote on the Fire Alarm system. One quote was super high, the other significantly lower, for the exact same thing.

FL legislation headed to Desantis to allow condo associations to borrow money. Pat has looked at it, and the interest rates associations will likely be able to get will be HIGH, which would end up costing us significantly more in the long run, and could create a vicious cycle of increasing debt.

We are going to have to paint at some point (sooner than later). The last time the building was painted was in 2013.

Balcony baluster repairs: We paid \$2600 to have a mold made for our balusters. We are having 8 made, and it's about \$300 - \$400 each to install them. We have one we MUST replace—it's currently held together by tape. We try to fill the cracks, but many are deteriorating. The person who is making the new ones said the one Pat took to him to make the mold was not made properly. The last time we did a major replacement, we replaced 100 of them.

Bob B said when he talked to the owner of the company, our mold will be able to make 50 - 75 balusters before a new mold has to be made.

Karen suggested that paint is the best defense against the elements.

Pat said that replacing the balusters with glass is probably our best bet. Our only other alternative will be to replace 500 of them, which would be very expensive.

Tammy suggested we should do a cost benefit analysis between replacing the balusters over time and completely replacing the balcony railings with glass or some other type of railings.

Ralph reminded us that changing the balconies to glass would require a 2/3 vote of the owners. If they are made correctly this time around, we will replace the bad ones with new ones that last longer.

We're not making any decisions on this now.

Bob B asked if we should think about painting them? Pat said that we are painting—that is going on all the time.

Madison St. Construction: Pat has had a conversation with the city about the damage done in our parking area from the street construction. They said they would be replacing all the way to our support pillars and replacing it with a new apron. They also said they would fix the bricks on the ramp, but they have not done that yet.

3. ESA Application & Procedures

We added a provision to have a second board member approve the accommodation for an ESA. Pat is going to check with the attorney to see what the privacy ramifications are around more people being involved.

Bob G made a motion to accept the ESA Policy and Procedures pending attorney review.

Julie seconded the motion.

Motion carried unanimously.

4. Executive session

The board went into Executive session at 7:04 PM.

Bob G made a motion to give Hugo a raise of \$2/hour beginning July 1.

Bob B. seconded the motion.

Motion carried unanimously.

Julie made a motion to adjourn the meeting.

Andrea seconded the motion.

Motion carried unanimously.

The meeting was adjourned at 7:13 PM.

2025 Valiant House Meetings:

June 12, 2025 at 6:00 pm

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.

Topic: Monthly Board Meeting

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

Join Zoom Meeting

<https://us06web.zoom.us/j/82516452539?pwd=i63g7RFwb6yQliAvcnGxY3D39mjbvBT.1>

Meeting ID: 825 1645 2539

Passcode: 373672