

**Valiant House Condominium Association, Inc.**  
**June Board Meeting Minutes (Approved)**  
**Thursday, June 12, 2025 6:00 PM**

**Agenda**

**1. Call to Order**

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

Julie, Marcia, Jerry, and Hugo were present in the card room at the Valiant House.

Pat, Karen, Bob G, Andrea, and Bob B. attended via Zoom.

**2. Proof of Meeting Notice** - meeting was noticed by email, as well as posted announcements in lobby and elevators on 6/8.

**3. Approval of [5/8 Meeting minutes](#)**

**Hugo made a motion to approve the 5/8 minutes.**

**Julie seconded the motion.**

**Motion carried unanimously.**

**4. Open Comments and Questions from Owners**

Question about the special assessment (meeting next week). The \$110,000 special assessment: \$96K is the approx cost of the engineering. The # of months may vary. It's \$4k/month to oversee the ELSS project. The remaining \$14K is to reimburse the reserve fund for the materials for the work we've done to date (door closers, metal shelving, etc.).

We have an elevator repair that needs to be done for \$13k.

We have cracks we've found in columns and one in the rear off the deck - the cheapest quote was \$10k up to \$80k. The biggest crack is in the east stairwell. It's easiest to see from the roof.

Do the cracks require cementing? No—they are severe enough that someone will have to open them up, clean the rebar, coat the rebar, and then recement. So that one will be a large expense.

In speaking with the engineer for the ELSS project, he was happy to hear that we've done the work on the door closers and shelves ourselves.

We still don't yet have a cost for the overall project. We don't know what the individual parts will cost because we need the specs that the engineer will provide.

**5. Reports of Officers**

President - Pat Nolan

Vice President - Bob Benoit

Bob is following up on the No Trespassing signs.

Treasurer - Marcia Ulrich

Secretary - Karen Goldstein

**6. Association Business**

1. **Audit Update** - the auditor is looking for the 12/31 financials, and YTD 2025 financials. Marcia has not yet closed 2024. She will have to give the auditor 2023 and 2024 when she gets those finished. Pat has not yet been reimbursed for ELSS expenses - Marcia asked if she should reimburse him, or wait. Give the auditor expenses to date, and then she can reimburse him.

\$188,533.19 - balance in the three accounts

The company that gave the \$10k quote doesn't want to do the big crack on the east wall. He did give a quote for the area off the gym toward unit 207 - crack between the 4th and 5th floor.

Marcia mentioned there is a column in the parking garage toward 207. Pat suggested Marcia should show the crack to Hugo. Between parking 56 and 57. Marcia will send a photo to Pat.

2. [Flood insurance appraisal](#)

Pat got a letter from the Flood Insurance company, Wright National. For Flood insurance our building is valued at \$13.5 million. We can agree to that appraisal, or get an independent appraisal.

Bob asked - do you think that would cover everything?

Pat explained what could be flooded based on what's on the ground floor that could be flooded. It seems unlikely that we would ever hit the \$13M total from flooding.

Jerry asked what the total value of the building - Pat believes it is valued at \$16M.

**Hugo made a motion to accept the insurance appraisal as is and forego getting an independent appraisal.**

**Julie seconded the motion.**

**Motion carried unanimously.**

3. [Rental & Purchase process](#) update from attorney - see our docs on the website [here](#)

We asked the attorney to update us on a process for approving buyers and renters. Our by-laws have a process, but FL laws have changed, and there is really no way we can legally deny someone.

The only way we can legally deny someone is if they have a felony conviction in the last 5 years on a person or property.

Marcia asked about someone convicted of a sexual assault. Pat explained that to make a change like that, we would have to change our by-laws. Pat's feeling is that it is not worth the effort. It is costly and a tremendous amount of work.

Jerry asked wouldn't that be a felony against a person. Julie and Pat agreed, yes, that would be, but again, this is a question of whether or not spending this money and getting  $\frac{3}{4}$  of the owners to vote for this is worth it.

The attorney did say that we need to choose 1 person to make a recommendation to the board and vote on each new owner that

We will no longer do background checks because there is no point. Even if we did the background checks, the designated person will not be able to share the results.

The Fair Housing Act is very specific about avoiding discriminatory practices.

Hugo - asking about running background checks, it's simple. But we do not need this because we cannot deny people.

Kathy H. asked about a credit check. She mentioned that you have to get a background check to volunteer at the nature center. Karen explained that volunteering is a completely different standard than housing. The Fair Housing Act is very specific.

Annette mentioned that her cousin had to get a background check. He was told it was required in FL. According to our attorney, we can no longer deny based on credit checks. The ONLY reason we can deny someone is if they have a felony charge. But we can't do that without changing our by-laws.

Pat explained again that our very experienced attorney who does ONLY condo law. He is extremely knowledgeable about this topic.

Someone asked if our by-laws are illegal, don't we have to change them? Pat asked the attorney, and as long as we don't follow the illegal parts, it's not a problem.

Jerry made a suggestion that we charge \$75 for a background check, and then if we have someone come back with a problem, then we decide.

Pat explained again: the President would be the 1 person who would know the info from the background check—he can't tell anyone else, and we have to respond to the prospective owner/renter within 30 days, so we would not have time to do that.

Question: if we refuse someone, can they come back and sue us? Yes! Absolutely. It can cost a tremendous amount of money.

**Karen made a motion to accept the owner and rental approval process as outlined by the attorney, and have 1 person (the president) make a recommendation to the board on accepting new owners and renters.**

**Julie seconded the motion.**

**Motion carried with 7 votes.**

**Jerry opposed.**

4. ELSS Update (see above)

- a. Monthly Engineering fee from SLS: Pat has negotiated with SLS to reduce their monthly fee from \$6000 to \$4000. The engineer who was related to one of our owners actually quoted more than this total and didn't have experience doing the ELSS. The price reduction is only good until 6/13 so if approved by the board, we will need to sign it immediately.
- b. [Notice of Special Board Meeting 6/19](#) to discuss Special Assessment for ELSS

Question: is this first amount for the engineer? Marcia explained yes—for the engineer and the work that's already been done.

Based on the \$110K number, the approximate assessment will be:

Unit 207	\$1,155.00 x 1	\$ 1,155.00
1 bed	\$1,529. x 30	\$ 45,870.00
2 bed	\$ 1,925. x 22	\$ 42,350.00
3 bed	\$ 2,062. x 10	\$ 20,625.00

**Total** \$110,000.00

**Hugo made a motion to sign the engineering contract for \$96K (it needs to be signed by 6/13 to get the reduced rate).**

**Jerry seconded the motion.**

**Motion carried unanimously.**

5. [ESA Application & Procedures](#)

a. [Attorney advice on what we can and can't do](#)

We discussed the ESA process with the attorney. He revised the application (see above) and recommended that we have 1 person (the president) review the applications and make the recommendation for approval to the board.

Bob asked if someone sells a property, couldn't having an ESA be a conflict if the person selling the unit is also the person who approved the ESA. People can't even apply to have an ESA until the purchase is complete, so the person selling the unit isn't a factor until after the sale. ESAs are also specific to a person, not a unit, so if a person leaves, so does the ESA.

Bob G. feels we should have 2 people approve applications. Our attorney recommends that we do not have more than one person approving applications due to the risk of privacy violations. Bob G asked if a dermatologist could approve an ESA. Karen explained perhaps, because it would depend on the person's disability. There is a provision to request additional information about a person's disability if we are not satisfied with their doctor's note (but again, this is something we have to tread lightly on, due to potential discrimination).

**Karen made a motion that we accept the ESA application as presented by the attorney with 1 person to review the applications (the president).**

**Hugo seconded the motion.**

**Bob G is opposed**

**Motion carried with 8 votes.**

6. Collection update on owners in arrears

Marcia was able to collect all owed money from 2023. 2023 was put to rest.

2024 all owners have paid fees and reserves.

For 2025, Marcia's data is current through 5/15, so she will have to update. Marcia has been reaching out to owners who have paid incorrect amounts.

Pat asked if anyone is now significantly in arrears - Marcia says not anymore!

Karen has updated the lockbox through today, and there are 5 owners who have not yet paid the 2025 assessment.

Bob G asked what the write off for 2023 was, Marcia said that we had to write off \$7,554.62 of 2023 fees due incorrect Estoppels which did not reflect the appropriate balance due to errors made by the interim management company we had in 2023 who prepared them. However, **Marcia's collection efforts for 2023 recaptured \$41,040.51 in unpaid fees!!!**

Pat explained that because of the management company issue we had in 2023, there were estoppels that were issued with errors, and once the estoppel is issued, you cannot go back and change the amount.

We are in pretty good shape for collections because of actions taken by several board members, especially Marcia. Who is not getting paid for this work—same as all of the board members.

Question: It would be helpful to tell us what to put on our checks. It's not required, but it's very helpful to put what the check is for and the unit number in the memo. For the special assessment, it would be really helpful if people put in the memo **ELSS assessment #1**.

Marcia requested that people be sure they pay the correct amount each time.  
Here are the amounts for each size condo:

207 \$497.00

1 BR \$656.25

2 BR \$826.22

3 BR \$885.23

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

**Julie seconded the motion.**

**Motion carried unanimously.**

The meeting was adjourned at 6:59 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