

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

Agenda

1. Call to Order

Pat called the meeting to order at 6:02 PM.

Hugo Bernal attended via Zoom

Pat, Julie, Jerry, Bob B, Bob G, and Karen attended in person at the Valiant House.

Andrea and Marcia did not attend.

2. Proof of Meeting Notice - [meeting was noticed by email](#), as well as posted announcements in lobby and elevators on 3/1.

3. Approval of [2/6 Meeting minutes](#).

Julie made a motion to approve the meeting minutes.

Bob G. seconded the motion.

Motion carried unanimously.

4. Open Comments and Questions from Owners

5. Reports of Officers

President - Pat Nolan

>See Below<

Vice President - Bob Benoit

Bob announced the St. Paddy's Day party on 3/16 at 4:00 PM – there's a sign up in the lobby to sign up for what to bring

Treasurer - Marcia Ulrich

Secretary - Karen Goldstein

6. Association Business

ELSS Update

Pat has been working actively to research, meet with and get quotes from potential contractors to complete all the parts of our Electronic Life Safety System (ELSS).

Required components include:

- Pressurizing both stairwells (installing fans on the roof, and wiring them to the generator)
- Installing a new fire alarm system
- Installing a sprinkler system
- Installing fire dampers in all of the vents in every hallway
- Replacing all wooden shelves in the storage closets with steel shelving
- Adding automatic door closers to all doors so they close and latch on their own
- Testing our fire pump to ensure it can handle adequate water load for the sprinkler system
- Testing our generator to ensure it can handle the additional load caused by the huge fans that will be used to pressurize the stairwells.
- As well as more...

The engineer who wrote our original proposal wanted \$100K to run the project, but Pat is managing this for us, so that is a significant savings.

Progress to date on procuring quotes for the above items:

Pat has gotten two quotes for our **fire alarm system**: one for \$178,000, and the other for \$300,000. He still has a few other companies he is trying to get quotes from, but it seems like the \$178,000 contract is of most interest right now.

He has also been working to understand the costs involved in the **stairwell pressurization** - he has no quote yet, but the contractor he's talked with says the most he has ever charged is \$130K/stairwell, so that would be a total of \$260,000. The engineer we worked with initially, who wrote our plan said to plan on \$500K for the two stairwells—so this quote is less than half!! Great news!. Pat found this contractor via information from the Hemispheres building, so he has been able to get quotes from some of the companies Hemispheres is using.

Pat has not yet been able to get a number on sprinkler systems, or dampers for the vent systems in all the hallways. We have to put in a fire damper in each of the ducts, and this has to be done by someone licensed to do so. Pat is estimating \$10 - 15K for that.

We have replaced all the **shelving** in the closets except for about 3 closets - and spent about \$3,000 on that.

Pat is working on finding **door closers** - his estimate is \$8,000 - \$10,000 to purchase the closers (must close and latch automatically), and we'll install them ourselves.

We had our **fire pump** tested to see if it could withstand the pressure. It passed!! (WHEW!!) It needed about \$3,000 in repairs which were completed today, and it still has one other repair that needs to be done, but it should not be that much.

We still need a company to evaluate the **generator**, we have to determine the existing load, so we will know if it can handle the addition of the fans to pressurize the stairwells. Pat has gotten a quote for \$3,000 just to test it, so he is continuing to look for someone who can do that.

We did get a **rebate** back from the sewage overage from all of our water leaks. They refunded us a little more than \$2800.

The current combined balance of our General and Reserve funds is \$114307.13.

So—thinking ahead to how we will pay for this ELSS system. We WILL need to levy a special assessment this year.

Pat talked with the contractor about pressurizing the stairwells. He was hoping to schedule everything to begin next year, so we could have a late in the year assessment this year, and then assess for the rest next year. However, the engineer cautioned us that if we wait, we may be subject to significant cost increases in the cost of the materials due to regular yearly increases and the tariffs on Mexico and Canada. This could be as much as 25 or 30% more, which on a \$200,000 bill is SIGNIFICANT!! The supplies are a huge part of the expense, so the engineer suggests we get in line to implement this sooner than later.

Once we hire him, we have to pay him \$20K up front for the engineering costs. Then as the equipment comes in, we will have to pay him for that at that time.

This engineer has been the only person that Pat has been able to get here. He is getting about 10 contracts/week, and said if we don't get into the queue, we may not be able to get into it at all!

Julie asked if the cost of materials will be locked in? Pat said the price will be locked in for 30 days from the date of the contract.. The uncertainty of the tariffs is a big deal, because many of the materials come from Canada or Mexico. Once the materials they have in stock are gone, then materials may be subject to increased costs.

Andrea drafted a letter to our legislators, addressing our concerns about the costs of this ELSS system. It is in the lobby if you want to sign it. You can also reach out to our legislators and governor directly. Instructions to do that are [here](#).

Pat consulted with our attorney about the ELSS system, and the attorney seems *very* certain that there is no more kicking this can down the road.

Capt. Cline, Hollywood Fire Marshall has said NOT doing this could result in a \$300/day fine and/or closing down the building.

SO, we are going to have to move forward with this, and it's looking like we will need to do it sooner rather than later to avoid paying even MORE.

Fire department requirements

We have completed the required fire department installations - we passed the inspection, which included adding an AED and Blood cleanup kit.

Gym equipment removal - has been removed - thank you!!

New garage door installation - We had to replace the door on the trash garage, which cost about \$2000 - the door was 18 years old

Madison St. construction & parking - Pat talked with a foreman, and he said they will take down everyone's license # and offer free [City of Hollywood parking](#) to everyone. Contact the City of Hollywood Parking office to see if your plate has been added. This project will be ongoing over the next 3 years.

Smoke detector check

Please verify that your smoke detector is working. Either respond to the email about this or text Pat so he can complete the fire department report..

Bob G asked about **assessments**:

Pat is putting together a ballpark estimate of about: \$260K for the stairwells, and with other costs for this first part, would be about \$300,000.

So assuming we need about \$300,000 for this first phase, in very rough numbers, this is what it would mean per unit. THIS IS NOT DEFINITE! This is just an estimate for planning purposes:

207 - \$3150
1 BR - \$4170
2 BR - \$5400
3 BR - \$5700

Leslie asked if there's a timeframe - Pat said not yet—but we would hate to wait and have materials increase 30%, and make the amount be \$400,000 instead of \$300,000.

We will likely need to do this relatively quickly once we get all the costs, perhaps as early as July.

The way the assessment will work:

1. Assessment must be paid by the assigned due date.
2. Payments not made by the assigned due date are subject to a 30 day grace period with no penalty.
3. If payment is not paid within 45 days, we will refer it to our attorney for collection, and the attorney will send a letter.
4. If payment is not made within 45 days, a notice is sent that a lien will be placed on the property.
5. If payment is not made within 45 days after that, the association will initiate foreclosure.

Typically, if there is a mortgage on the property, the bank will pay to avoid the foreclosure.

Tammy G asked what this initial assessment will be for, the fire alarm?

Pat said no—the fire alarm company didn't present this as being as time sensitive to avoid increasing costs. We are hoping to install the fire alarm system next year. This initial assessment is for the HVAC company to do the (stairwell pressurization) so we can get started and avoid the increased costs in materials, and the possibility that he will not have any time in his schedule to do it.

Kathy H asked if the stairwell included the dumpster area? Pat confirmed it does not. Just the actual stairwell. He further explained the way it works: the pressurization only turns on when the fire alarm goes off, so it must be hooked up to the generator so if the power goes out, it will still work.

Pat reiterated that we have not made any definitive decision on any assessment yet. We are just trying to make sure all are informed that it IS coming, and the intent is to give people a ballpark figure.

Jerry asked how the pressurization system works:

Pat explained that they put a giant fan on the roof, and connect it to the electrical panel and connect it to the generator. They put a damper in so it can release pressure when needed. It has to be hooked up to the fire alarm as well. The wiring is expensive, as are the large fans.

There was a question asking if we need fire rated doors?

Pat said these only need to be in stairwells - we do not need to have them anywhere else. Fire rated doors in the stairwells must be rated to last 90 minutes. We have had to clean off the paint on the doors so we can read the rating number on them. There's one door where the number is missing, so Pat is hoping to find someone who can rate it and retag it.

Bob G asked what if there are people who can't afford it?

Pat suggests: If you don't have the money now, start working on figuring out how to get it. Get a loan, credit card advance, etc. That's why we're trying to give people a heads up now. Plan for this!

If we have a number of people who don't pay, we would have to do another assessment to make up the slack. We could use the money we have in our reserve account, but Pat would rather we don't completely deplete our reserves for this project, so we still have reserves for the other ongoing maintenance issues that are always present with an old building.

This year we have to put money in our Structural Reserve account, which has much more specific requirements about how it can be used, so we will be using ½ of the funds collected with the current special assessment (due 5/1 and 10/1) for that.

Bob G asked if keeping the grill clean was still an issue. Pat confirmed that Hugo is cleaning the grill every Monday.

Julie made a motion to adjourn the meeting.

Jerry seconded the motion.

Motion carried unanimously.

The meeting was adjourned at 6:34 PM

Payment Reminders

Please set up electronic transfer or mail all monthly maintenance fees/special assessments to our Chase lock box at the following address:

Condominium Association of Valiant House
P.O. Box 737654
Dallas, TX 75373-7654

Here are the **monthly maintenance** amounts:

207 \$497.00
1 BR \$656.25
2 BR \$826.22
3 BR \$885.23

Here are the amounts for the **2025 Reserve Assessment (due 5/1 and 10/1)**:

| | Full | due 5/1 | due 10/1 |
|------------|------------|------------|------------|
| Unit 207 | \$1,323.00 | \$661.50 | \$661.50 |
| 1 BEDROOM | \$1,751.00 | \$875.50 | \$875.50 |
| 2 BEDROOMS | \$2,205.00 | \$1,102.50 | \$1,102.50 |
| 3 BEDROOMS | \$2,362.00 | \$1,181.00 | \$1,181.00 |

2025 Valiant House Meetings:

April 10, 2025 at 6:00 pm
May 8, 2025 at 6:00 pm
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=i63g7RFwb6yQliAvcnGxY3D39mjuBT.1>

Meeting ID: 825 1645 2539

Passcode: 373672