

CONDOMINIUM ASSOCIATION OF THE VALIANT HOUSE, INC.

BOARD MEETING MINUTES (Unapproved)

September 10, 2026

6:00 PM

801 S. Ocean Drive Party Room & via Zoom (link below)

Meeting Recording:

https://us06web.zoom.us/rec/share/9MFXZqUhj3Z76GjNO2-ybySpSgfRwLdBMOo5ZjstKnrehbTNnNvoRM93R-v5HTt1.GiV4IOq1H8_NODt6

Passcode: eaX&V2pi

Agenda

1. Call to order

Pat called the meeting to order at 6:00 PM

Karen, Julie, Andrea and Marcia attended in person at the Valiant House.

Pat, Mario, Bob, and Jerry attended via Zoom.

Hugo was not present.

2. Proof of Meeting Notice - The meeting was noticed by email, as well as posted announcements in the lobby and elevators on 9/8/26.

3. Approval of [5/14 meeting minutes](#).

Mario made a motion to approve the minutes from 5/14/26.

Julie seconded the motion.

Motion carried unanimously.

4. Questions & Comments from Owners

Chuck asked about cameras – we will discuss when we get to it on the agenda.

5. Reports of Officers

President - Pat Nolan

Vice President - Julie DiPasquale

We've had an issue with a homeless man in the garage. Julie has heard of his presence from other residents. She contacted our resident police officer who owns unit 505, Miguel Cendan, and this is what he advised:

1. Don't engage
2. Call local the local non-emergency number for Hollywood PD: **954-764-4357 (HELP)**

3. Give them your name, the building address, and all the incident information, and then the police will contact you when they are on the premises.
4. The police will give the person a citation, and remove them from the property.
5. If the person returns to the property a second time, follow the same procedure as above, but on the second offense the police will ticket them and take them away.
6. Of course, **if anyone is violent or aggressive, call 911.**

Miguel said there has been an uptick in homeless people in the area, so we want everyone to be aware and vigilant. Julie verified Miguel's information with the Hollywood PD.

Miguel thinks the people get comfortable, and want to stay in the same place.

Karen will make a sign with this effect to post in the lobby.

Treasurer - Marcia Ulrich

Financial Report

[August 2026 Income Statement](#)

- ELSS - We have \$98,000 in payments outgoing for tomorrow.
- Maintenance fee collections – we have several people who have prepaid, so we are ahead.
- Everyone has paid the ELSS and IRS assessments.
 **We have spent more than what we assessed because we continue to get notifications from the IRS that we still owe additional tax. We have spent an additional \$1434.44 to date.
- We are + \$2096 in keys, estoppel fees, and other fees.
- We have also earned \$6725.43 in interest in the three money market accounts (General Reserve, Structural Reserve, and ELSS)
- General maintenance - we've spent \$14,000 more than budgeted, but we have not spent as much on A/C maintenance, so that helps with the over budget.
- Insurance - we are over budget as well. We've spent \$219K, and are \$39K over budget
- Payroll we're under budget \$3841.

Account Balances:

\$74,094.30 – structural reserve – we've spent \$11k

\$81,883.50 - general reserve - we've spent an additional \$4k

\$76,210.83 - operating account - in a checking account, no interest

\$651,228.82 - ELSS account - w/o the \$98,000k we've spent \$113K

Looking at all of our expenses to date, we've spent \$444k, we budgeted \$412, so we're over budget by \$32k. The net effect with the offsets of interest, other revenue and areas where we're under budget is about \$13k over budget as of the end of August 2026.

Secretary - Karen Goldstein

6. Association business

1. ELSS Update

We've gotten all the smoke alarms in the units and the sounders in the bedrooms installed. They are going to be working on installing the new panel in the lobby. They drilled all the holes for the risers going in for the sprinkler system. The sprinklers won't be finished until mid December.

2. 2025 Financial Audit - we are in the process of finalizing the 2025 audit. We have draft financials as of today. Pat did, and has approved them. We still have some work to do on the fund balance. Last year Marcia focused on the income side of the audit because she was dealing with 2023 reconciliation, 2024 audit and 2025 books. This year, she is seeing some issues with some overstatements from the prior auditor, and so she is trying to account for that, so that's why it's taking a little longer. We still have one unit owner who still needs to show that they paid the 2023 monthly fees. He says he wrote checks, but his bank statement shows a credit in the amount of the fee, so she suspects that he might have other credits. Pat and Marcia approved the draft, but there are still some changes to the balance sheet and they still need to finish the Management Letter. Once those are done, we will have the audit.

Karen suggested that we be sure to put the due date (which is June 30) in the agreement for next year.

Marcia said we are correcting issues from last year, so that is why things are taking so long. But next year will be easier because he will have done this year's.

The problem with last year's audit was that they could not verify the balance from 2023 because RPM did not keep adequate books.

3. Camera monitoring options for the garage - There were 2 cars that were broken into in May. Pat has looked into possibly changing cameras, or changing systems. We have already purchased new cameras that provide a significantly clearer view. And the new system that we already own is probably about \$1000 for Steve to install. But cameras alone don't do as much to deter crime if they are not monitored.

Pat has been looking at monitoring systems. Most of the companies he's investigated use AI to monitor the cameras, and then alert a human to intervene when they detect something. They can make the AI very sensitive. The minimum charge for monitoring service is \$600/month, or \$7,200/year.

Chuck thinks all we need is the camera that is high enough quality to read a license plate. So just installing the higher quality cameras would solve for that. Pat sent all the info and the images we had to the police after the incident in May. The officer said 9 out of 10 times, the plate is stolen – criminals know there are cameras. Pat is looking for something like monitoring to prevent the crime.

Jerry said we've had just a few problems over the years with this. If we get the more sensitive cameras, we'll be able to see more. But to spend \$6,000 a year—does that really solve the problem?

Bob agreed we should install the new cameras. Pat said they will definitely work, but they don't prevent someone breaking in.

Jerry asked if people on the board have camera access, maybe they can monitor and see something. Karen pointed out that the chance that a board member would happen to be monitoring the cameras at the exact moment something like this happened would be very small.

Pat has no problem giving any board member camera access, but Julie and Karen have both tried to access the cameras, and Steve has trouble granting that access.

Steve told Pat he can install the new cameras.

Andrea felt that having the better cameras would make a difference.

An owner asked if you could put a camera in individuals' cars. The group agreed that an individual could, of course, install security in their own vehicles.

Pat said it sounds like the board would like to install the better cameras.

Julie suggested that we could change the elevator access to an earlier time to improve security.

Romeo asked why we bought cheap cameras. Pat said we bought the best cameras at the time. They were purchased by a previous board several years ago. The technology has improved dramatically since then. These newer cameras were bought several years ago, but they are better than what we have.

The other problem with the cameras is that they get salt and moisture on them, and need to be cleaned regularly.

Steve said it would cost about \$1000 to install the cameras. Pat will talk to him about when he is coming down. When we changed the camera in the party room, we needed a new plate to affix it to, and Pat made it.. So Pat will have to find out about the new plates to install the cameras. Pat will work on that.

He will have Steve install the new camera system as soon as he comes down.

4. Repairs made throughout the building:
 - New 5th floor A/C
 - Hugo is painting the fence, but he's been supervising the ELSS contractors, so this has been slow.

- We made repairs to the pool and spa based on what the Inspector found.
- The last time the elevators were out of service was in May. It's a VH record!!! Pat thinks that the surge protector that we installed to protect power for the whole building common areas is likely a big part of why. We also covered the vents on the roof, and made a vent that lets air get out, but not in, because we were told moisture was likely causing the problem. So these updates are likely keeping the elevators working more smoothly!

5. [Cooling Tower Cleaning Proposal](#), [Cooling Tower Covers Proposal](#)

We have a new cooling tower maintenance company. One of the lines that supplies the tower went down. Our maintenance company said we had to call the company that makes the parts. They said it was all blocked with debris. They were able to clean it out, but said it can get so bad you have to replace the whole line. They said we should be cleaning this line every year. Pat asked the previous company if they had ever cleaned it, and they said no. Pat got quotes, and the current company provided a quote for \$2500 to clean the tower. It may be a day-long project. The company also made another suggestion. There's a filter that can wrap around the tower to keep debris and water out. It also shades it, which can extend the life. That is \$1800. It might cool it off one or two degrees.

The company lists this as the benefits of cleaning and covering the tower:

Benefits of cleaning & Covers: keeping the tower cleaner by preventing debris and contaminants out of the sump area and help keeping the water temperature down by reducing sunlight contact with the water, especially with the Protec brand of cooling towers! Clean tower, better efficiency. Better efficiency, energy savings.

Chuck suggested that we find out how they actually do the cleaning. Karen shared the [proposal which details the process](#).

Bob asked if we have an ROI on it – Pat did a search and said it appears that it does have some effect.

Jerry asked how long the filter would last. Al says it should last 15 years.

Everyone felt that it makes sense to go forward with the tower cleaning and covering.

6. [Pool furniture](#)

Our pool furniture is on its last legs. There are a few options we've put together.

Pat suggested that we order six lounge chairs to get started, and test them out. See the Amazon set on the linked sheet. For all of the pool furniture, the total is about \$3,000.

Julie and Jerry went shopping in person – chaise loungers are \$500.

Discussion over the pool furniture ensued, and we decided that we would order one of each type of chaise lounge (one resin, one with a mesh seat), and see what we think, and then we can make a decision about the additional purchases.

Mesh lounge chair:

https://www.amazon.com/dp/B0HG15YJ9S?ref=cm_sw_r_cso_sms_apin_dp_1VVE9NMXJ6W4Q0BWP1FM&ref_=cm_sw_r_cso_sms_apin_dp_1VVE9NMXJ6W4Q0BWP1FM&social_share=cm_sw_r_cso_sms_apin_dp_1VVE9NMXJ6W4Q0BWP1FM&rsd=CLvwdz3Tqvcl%2BD%2BMSjKpie9fR7urLEf5p9xWajngtmzmWCK%2FRHVfviQ9Za6TL%2Bge1QegQj1klf6D196Vm4ZKo2VJRpNuNvMEI2CyQQioEU5ac68%3D&edk=AQIDAHi1lw%2FM8UbbSMD9ScOOFEEmBMHMthHeEhqDaQYPJUAX3jQFUU%2BVYB6luKBo67Oft%2FK4aAAAAfjB8BgkqhkiG9w0BBwagbzBtAgEAMGgGCSqGSIb3DQEHATAeBgIlghkgBZQMEAS4wEQQMk8s6QYQjIbsAdgvpAgEQgDvMY26pFvEiuHbMrBhpVQkBsQCxwu9MD7U2yrp5BOluv1PP846B4TDOQqZnCGPz3UiuPtG%2Fjgr8LmFZEg%3D%3D&th=1

Resin lounge chair:

https://www.amazon.com/dp/B0FHQBZW89?ref=cm_sw_r_cso_sms_apan_dp_REWQHQPPEEKWJV05705ST_1&ref_=cm_sw_r_cso_sms_apan_dp_REWQHQPPEEKWJV05705ST_1&social_share=cm_sw_r_cso_sms_apan_dp_REWQHQPPEEKWJV05705ST_1&rsd=LaGd2J20IPBqZJ3p0Cn286iuRhjuv5Dlo8quC2LONcchoC%2BOpc7q7BfQNGxynAzMdm4UjgAODabfv2c9kMro70%2FZGRSdiUDh6J2uVTaHdg0m5hp5Rw%3D%3D&edk=AQIDAHi1lw%2FM8UbbSMD9ScOOFEEmBMHMthHeEhqDaQYPJUAX3jQEklhIjqX7D1jZFk%2FFoO5iZAAAAfjB8BgkqhkiG9w0BBwagbzBtAgEAMGgGCSqGSIb3DQEHATAeBgIlghkgBZQMEAS4wEQQMy2qwbdf1jIlyhfdgAgEQgDtldEOI0jRGYPtdXZvOhZ%2B49cdQoPWRdfciMjpyCYVA%2B6l0lc0QVB3hEwm2v504VD7AqNSQ8ydFNuQYwA%3D%3D&th=1

As we wrapped up, Pat wanted to offer thanks:

Julie has put a lot of effort into being the eyes and ears as the ELSS work has been completed. Hugo has done a ton of work accompanying the workers as they have gone into everyone's unit.

Also, a big thank you to everyone for letting us into their units. We'll have one more time the team will need to enter before things are all done, but we are making progress!

7. Adjournment

Pat asked for a motion to adjourn.

Julie made a motion to adjourn the meeting.

Jerry seconded the motion.

Motion carried unanimously.

The meeting was adjourned at 6:53 PM.