

# CONDOMINIUM ASSOCIATION OF THE VALIANT HOUSE, INC.

## BOARD MEETING MINUTES (Approved)

May 14, 2026

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

### Recording:

<https://us06web.zoom.us/rec/share/brNhZn-pGYd108m9Pflv60ZKAyrZrMqyTjGs6Hr83UiUzpAWuLUp3ZtJdJZPbyTj.EXw2y6rXdLpfyAU4>

Passcode: \$L4+4=AP

### Agenda

#### 1. Call to order

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

Pat, Julie, Bob Garcia, Jerry, Marcia, and Karen attended in person at the Valiant House.

Mario attended via Zoom.

**2. Proof of Meeting Notice** - meeting was noticed by email, as well as posted announcements in lobby and elevators on 5/12/26.

#### 3. Approval of [4/9 meeting minutes](#).

Julie made a motion to approve the minutes from the 4/9 meeting.

Jerry seconded the motion.

Motion carried unanimously.

#### 4. Questions & Comments from Owners

Romeo asked How many units have paid the IRS assessment? Marcia responded that it's not due until tomorrow, but at this point more than half have paid. There is nothing we can do until it's been thirty days. No one has refused to pay. If someone does not pay, we will refer them to our attorney. Pat understands – no one wants to pay for things from a long time ago, but there's nothing we can do.

Jerry asked about the progress of the **2025 financial audit**. Marcia said it is still ongoing.

Pat and Marcia met with the auditor recently to answer questions and make sure he has everything he needs. Things are going well.

#### 5. Reports of Officers

##### President - Pat Nolan

Account Balances:

General Reserve \$763,178.00

Structural Reserve \$53050.00

Operating \$68,527.00

We found that there was a lawsuit against the IRS saying that during the pandemic and until July 2023 there should not be any penalties, late fees and interest. 2022 was where the bulk of our fees were. So we are filing a form 843, a request for refund. We've already filed it once saying we had a

professional management company handling our finances, which we felt should give us a refund on the penalties.

Tammy asked if we had received a reply? Pat said we have not yet.

We are hoping to get some of the penalties rescinded.

Ralph went to Wells Fargo and got all of our old bank statements from 2019 - 2022. Based on the bank statements we see that we made the payments the IRS has records for, but there was definitely time, especially in 2022 when no payments were made.

#### **Vice President - Julie DiPasquale**

Nothing to report

#### **Treasurer - Marcia Ulrich**

ELSS - we have 5 unit owners who haven't paid all of the remaining balance. We have spoken to all 5 of them, and supposedly all of them are going to pay in the next few days.

Income statement: we have collected \$2000 more than projected to date (due to misc fees: estoppel fees, keys, etc.) We've earned \$788.59 of interest so far on our new Valley Bank account!

We're about \$6k over on maintenance expenditures to date, but in most other categories we are doing well.

In total expenses to budget, we're positive \$17,000 right now.

Mario asked how water is comparing to budget – we are over budget about \$1300. We've had some leaks, but water and sewage costs from the city has gone up significantly.

#### **Secretary - Karen Goldstein**

Nothing to report.

**Note: Pat is going to paint around the inside of the pool tomorrow morning, so the pool will be closed until about 2 pm.**

### **6. Association business**

#### **1. ELSS Update**

Pat met with the engineer and the Cool Trace Stairwell Pressurization team. We thought we had solved the electrical needs for the pressurization project. They originally thought they only had to add 2 breakers, but they actually have to add 3. So they are going to replace 2 breakers in the electrical room. The engineering for this project will cost \$7500, but will be reduced \$2500 by a part of their original quote we won't have to do. So the total cost for the engineering part of that is \$5000. We built in a 10% buffer for overruns, so at this point we are ok, but there will be another charge for the actual electrical work, and Pat doesn't know what that will be yet. As part of the \$7500, they have to test the generator for 30 days to ensure it can handle the current usage as well as the extra load. So for the next 30 days they are testing to make sure the generator can handle not only the current usage, but the three new breakers as well (two blowers and a set of dampers).

Tammy asked if we are concerned that this project will be a case of nickel and dining – Pat is certain it will be. Our contract has tons of exclusions. The engineer was certain we wouldn't need extra for overruns, but it is already proving not to be true. We built in an extra \$70k+, so for now it's ok.

Romeo asked what we will do if there's too much on the generator. There are things we can take off: the outlets in the hallway, some of the hallway lights. We can't replace the generator. Hopefully removing things will save the generator. The only other option would be to add another generator.

The fire alarm system is waiting for approval from the city. The city doesn't want to approve the alarm system until the permits for the other two systems are complete, so the alarm system is in limbo until those are done.

Cool Trace is continuing to work on the engineering, but they have ordered some of the parts. For many of the pressurization parts, there is a loooong time (12 - 20 weeks) to order them, so that work won't be starting anytime soon.

The sprinkler system is still working on their engineering. They completed it, and presented it to the fire department, and now there are revisions. So they are going back and forth on that.

We haven't paid anyone any more money yet. But we are earning interest on the money that's sitting in the bank!

Jerry asked if bonding would have helped this to move along? Pat said that bonding only would be in effect if they took our money and did not do any work.

2. [Proposals for Elevator Maintenance Folder](#)
  - a. [Elevator Proposal Comparison](#) - Top 10 Inclusions/Exclusions
  - b. [Comparison Detail](#)

Bob talked to three different vendors about our elevators. Here are key points:

1. They all said - our elevators are great. They don't need to be replaced right now.
2. They all offered quotes for maintenance contracts. See [this comparison chart](#) for prices.
3. Two of them sent proposals for Elevator Modernization, which they recommend we will need in the next 5 years or so. See the Proposals folder above for all of the proposals and costs.

Bob also contacted [Motion Control Engineering](#), who makes the parts for our elevators, and found that they DO have our parts in stock, contrary to what Axxiom has told us every time we need new parts. One of the parts we needed that Axxiom said was taking forever to get wasn't actually even ordered from Motion until a few days before we received it!

We discussed the merit of switching companies and the outstanding invoices with our current elevator contractor Axxiom (previously Motion).

Ray said they are supposed to oil the cables every month. Pat doesn't think they have been.

Ray also said there is a system that automatically oils the cables.

One set of cables was replaced last year, the other one was replaced two years ago. Ray pointed out that there are two vents on the roof that were open, that were bringing in rain and humid air, so we closed those. So we've eliminated that. Pat hopes that will help with the rust problem.

How do we know if they've oiled it?

We should have someone check them in and out. They need to log their hours!

Pat asked how the oiling was done. The guy gets on top of the elevator and oil it by hand. So it seems it is not being done. Mario suggested we mark the oil.

Karen suggested that Hugo stays with them to track their time. Bob said there is a log book up on the roof.

A clear issue here is supervision. Axxiom does not track their work.

Pat talked about the elevator company they have in Maine that is terrible. The Summit has the same company and they had all 4 of their elevators down.

According to Pat the new guy at Axxiom, Alex is great. He has been responsive. Pat is concerned that switching could be worse. We should definitely check references. Pat is very hesitant to change companies.

Karen pointed out that Southwest is part of the COA, and would not be likely to perform poorly – their reputation in the larger group is too important.

Our outstanding debt to Axxiom is almost \$29k.

Bob suggested that we see how this goes for the next 6 months and then reevaluate.

Mario suggested that we tell Axxiom that they have 60 days to get this resolved, or we will be moving to another company, and then ask for the other company for references.

Marcia is working with Axxiom to resolve the outstanding invoices. There are many invoices that are duplicates for the same service on the same day. Also, there are invoices with labor charges during the work day. The first 2 hours and 30 minutes are included in our maintenance agreement.

Bob reiterated that we should give Axxiom 6 months to continue with good service. He said that we should begin planning for replacement. Both companies said that we should look into replacement within the next 5 years. So we should start budgeting now.

We can budget for this, that is what the reserves are for, but that means spending more in our monthly fees.

Pat asks do we raise the condo fees significantly, or do we do a large assessment in a few years to cover it? If we want to budget for it, we can, but that would be adding \$300 or \$400/ month.

### 3. [Back Sliding Door Proposal](#)

Pat asked if anyone has had any trouble buzzing people in with the door system. Andrea has trouble with it intermittently. Hugo B also has trouble. The new iPhone seems to have trouble. The people Pat has spoken to think that new technology doesn't make the same tone that's required to open the door. They seem to think this is a problem that will likely continue to spread to more systems.

Pat looked at a system that is a sensor that goes on the door:

1. You can use your phone as a sensor - hold up your phone to the door.
2. You can set your phone up so as you walk up to the door it will automatically open from your phone.
3. When someone is here, you can allow them to enter with an app on your phone.

The cost is \$2000 installed. The nice thing about this system is that there is a way to put everyone in and out. If you sell your unit, we can remove you from the app.

We've never changed the locks since the building was built. Keys are impossible to control. This system would allow you to add and remove people.

The downside is \$900/year subscription.

Pat talked with Steve Bloom, and he thinks he has another option that wouldn't require an annual charge.

There are many keys out in the world. Pat is looking for another option to allow people in the door.

4. Parking during street construction

Bob wants to recommend that we put parking stickers on cars again that have the spot # on them.

Karen asked what problem does new parking labels solve?

Bob said then we'd know who was parked in each spot.

Pat said he has only had two problems in the two years since we've instituted the new process.

**Reminder:**

Our parking process is as follows: Your spot is your spot, and as long as you do not attempt to make any money from it, you are in complete control of who parks in it. **Of course, if you will not be here, it helps ALL of us when you post in Neigbrs that your spot will be open.**

Here's all you need to do:

1. Sign into your Neigbrs app on your Smartphone.
2. Click on the Home icon at the bottom and then choose Lost & Found.
3. Review the notices for available spaces --OR-- click on the blue + sign in the bottom right to create a post when your space is available.
4. Call or text your neighbor who is offering the spot to confirm it is still available.
5. Be sure to hang a tag with your unit number in your guest's vehicle in case the spot owner should need to contact you.

6. Park and enjoy!

Hanging tags are for visitors.

Bob wants to put the stickers on all the cars, so Pat is going to show him where the stickers are.

**If you need a hanging tag or a sticker for your car, please contact Bob Garcia in 303 phone #:**  
(414) 745-5155

We still have not heard when our street paving will be.

## **7. Adjournment**

Julie made a motion to adjourn the meeting.

Bob G seconded the motion.

Motion carried unanimously.

Pat adjourned the meeting at 7:09 AM.









