

Valiant House Condominium Association, Inc.

6/26 Board Meeting Minutes (Approved)

Thursday, June 26, 2025 6:00 PM

Meeting Recording

Agenda

1. Call to Order

Pat called the meeting to order at 6:01 PM.

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

Pat, Karen, Jerry, and Hugo attended via Zoom.

Bob Garcia, Bob Benoit, and Andrea were not present.

Pat announced there were a host of new rules passed affecting condos, and that beginning July 1, 2025, meetings held via Zoom must be recorded, and the recordings must be shared along with the minutes. So this meeting is being recorded.

2. Proof of Meeting Notice - meeting was noticed by email, as well as posted announcements in lobby and elevators on 6/24.

3. Approval of [6/12 meeting minutes](#) and [6/19 meeting minutes](#)

Karen made a motion to approve the meetings from the last two meetings.

Julie seconded the motion.

Motion carried unanimously.

4. New business:

Discussion and vote by the Board regarding switching to a different vendor to provide our 2024 audit. Marcia found someone she used to work with who is willing to do the audit for \$4000. The original company, DMR Associates, will charge us \$1237.50 to void the engagement.

[Current Engagement Letter from DMR Associates](#)

[DMR Associates website](#)

[Diana Rivera, CPA](#) about page

[Invoice for work completed by DMR to allow us to void the contract](#)

[Proposed new Engagement Letter from Aquadratic, Justin Garcia CPA](#)

[Justin Garcia, CPA CV](#)

[Aquadratic website](#)

Marcia explained that the first bid we received was \$14, the second bid was \$8.5K, and then another person Marcia contacted said he'd do it for \$4K. They do property management for condo associations, and since they don't manage ours, it's not a conflict of interest. He can do it for \$4K this year, and can do it in following years.

Marcia worked with him previously. He also has an ice cream business in Palm Beach.

Julie looked to see if she could find condos he manages and was unable to.

Pat did confirm that he is a licensed CPA.

Marcia mentioned that questions like this she could have gotten answers to before the meeting.

Pat reminded us that to make this change and void the contract will cost us \$1237.50.

Marcia gave a recap of what she believes they have done for that money.

Pat completed a questionnaire and sent it back, Karen directed them to our docs in Neighbors. According to the contract, there is no way for us to get out, but they are willing to do this for that amount.

Karen explained that she spent significant time researching this new CPA, and doing a line-by-line comparison of the two Engagement letters. She made 4 points:

1. We made a rule for ourselves to not to bring up votes that we have previously voted on for at least 6 months after the vote. Reopening this topic to vote again goes against that rule, and is not a good look. Being wishy-washy about that rule could give the impression that we only do it for things we don't want to talk about (as opposed to things owners want to discuss) and set an unfortunate precedent.
2. Our current CPA, Diana at DMR [specifically mentions audits for condo associations on her website](#). I could find no information on [Justin's website about managing condo associations or doing audits for condo associations](#).
3. [Justin's Engagement Letter](#) appears to be a direct [copy of the DMR Engagement Letter](#). His letter has their date in the header instead of the June 19th date that is on p. 1.
4. There is no mention of audits, working with condo associations or any type of property management on [Justin's resume](#).

Marica said he does property management under a different company, and his website isn't ready yet.

Pat asked, so the property management part is new? Marcia said that he has been doing property management for 10 years, but he does not have a website. They've been so busy they haven't had time to make a website. She also mentioned that BDO (where Diana previously did audits for condo associations) is a lower tier firm than the one she and he previously worked at.

Pat clarified for Hugo who joined late that Justin does not appear to specialize in auditing or in condo associations. Diane at DMR does.

Hugo asked did this company tell us that they have the past experience in condominiums?

Marcia said they do property management, which is an ongoing engagement rather than the one time audit. They're willing to do our audit as a favor to Marcia. He's got experience.

Karen reiterated her points above again for Hugo.

Pat asked if Jerry had anything he wanted to say.

Jerry did not have a comment.

Someone asked what the difference [between the two audits] would be? Pat said it would be about \$2762.50.

Sunshine asked when was the last time you got a "good deal?" Buyer beware. Saving \$2000 now may cost us more in the long run.

Ralph does not think we should switch mid stream. Finish this year, and we can make another decision next year. Any time you switch in the middle, you often end up having to clean up mistakes that have been made.

Marcia said that the current auditor hasn't done any work. Just planning and reviewing the documents we've provided.

Karen interjected that we don't know what she's done because we did not get any work product from her.

Marcia said she knows she hasn't done anything because she hasn't given her the financials because they are still not complete.

Pat reminded us that we are all volunteers, everyone is doing their best. Pat was leaning toward changing, but since we are mid way through and we've already made this decision.

Pat asked again if anyone else would like to comment. There were no comments. He then asked if anyone would like to make a motion.

Karen made a motion that we stick to our rule that we do not revisit decisions that have been voted on for at least 6 months.

Hugo seconded the motion.

Pat feels that this specific item is not the same. Karen disagreed.

Jerry, Hugo, Karen, Marcia, Pat, and Julie voted yes.

Motion carried unanimously.

Marcia mentioned that as we will be entering into a number of contracts in the near future, we should not rush our decisions on any of them.

Karen agreed, but reminded people that we ALL need to be engaged and review them at the time they are sent out to everyone. You can't really complain about something we've signed after the fact if you were not engaged originally.

Pat reminded everyone that before we sign a contact of any significance, we DO send it out to all board members and ask for comments and questions before signing it.

There are no Nay votes, so we will continue with the auditing process as we have contracted with DMR associates.

Karen let Marcia know that she is willing to help get the financials finished in any way she needs. Hugo also said he was available to assist.

Hugo made a motion to adjourn the meeting.

Julie seconded the motion.

Motion carried unanimously.

The meeting was adjourned at 6:35 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

If you are unable to attend in person, please join us via Zoom:

Valiant House is inviting you to a scheduled Zoom 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