

# CONDOMINIUM ASSOCIATION OF THE VALIANT HOUSE, INC.

## BOARD MEETING MINUTES (Approved)

March 12, 2026

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

### Recording:

<https://us06web.zoom.us/rec/share/3mcZGIAMZ9jXm7YnBmH8fa7U8vV5XxmoN7HlcFDdizbzYVdCxJQot78Tk7CN53w.b8hV9HcXM3fIT7Oa>

Passcode: !9F@ZyKX

### Agenda

#### 1. Call to Order

Pat called the meeting to order at 6:00 PM

Pat, Jerry, Mario, Karen, Julie, Marcia, and Bob attended in person.

Andrea attended via Zoom.

Hugo was not present.

2. **Proof of Notice** of Meeting - The meeting was noticed via email on Monday, 3/9/26, and via posted announcements in the elevator and lobby at the Valiant House on 3/10.

#### 4. **Approval** of [2-12-26 Minutes](#)

Bob made a motion to approve the 2/12 minutes.

Jerry seconded the motion.

Motion carried unanimously.

#### 5. **Questions & Comments from Owners**

301 - had an ongoing plumbing issue with their guest bathroom. The plumber determined it was an issue with the stack, so it was repaired. Their understanding was that it was going to be covered by the Association. When it was finished, they received a bill from the plumber. Tammy suggested that we should be sure to inform owners when they will be responsible for any portion of the repair. The by-laws say owners are responsible for pipes inside the unit. Tammy felt the T that they paid for is part of the structure, not an owners' responsibility.

Pat explained that the stack is part of the main infrastructure of the building, and is the building responsibility. Pat said that when the project started, he told Tammy and Bob that they would be responsible for any work that was necessary inside their unit, and the association would pay for building pipes. The plumber then replaced part of the building stack. But there continued to be a problem. So he went to the second floor and opened up 201 to find the problem. The problem was in the T and the pipe coming off of the main stack, which belongs to 301. Pat reiterated that if the pipe or wires are in the wall of the unit (not part of the main building infrastructure) then

the cost to fix the problem is the responsibility of the unit owner. Tammy felt strongly that the pipes are NOT their responsibility because they are not inside their unit.

Pat said he would go over again what was replaced by Marlon, the plumber. The main line, the stack, is the responsibility of the building. Pat said the T was replaced as well as the line that comes off the T and goes to the unit, and those are the responsibility of the owner.

Pat said he would verify with the plumber what the schematic of the plumbing is, and have him mark what he replaced.

Tammy reiterated that if there is going to be a charge, we should give owners a heads up ahead of time that they will be responsible for some portion of the repair. Pat repeated that he did do that when he called to engage Marlon, but before the work was done he had no way of knowing what the final charge would be.

Jerry asked if we had engaged a new auditor – we have, and Marcia has provided all documentation they have requested to date.

There is pending legislation that if you have a budget over \$500k, you will be required to have a management company.

## **6. Reports of Officers**

President - Pat Nolan

Vice President - Julie DiPasquale

Treasurer - Marcia Ulrich

We have paid for 50% of the audit up front and have sent all of the 2025 documents, Feb 2026 financials to date, and provided required access to the Drive folder with all of invoices. We've already answered the audit questionnaire.

We are in the transition from Chase Bank to Valley Bank. The majority of owners are sending checks to the correct lock box.

Everyone has paid the first half of the ELSS. Some have paid in full.

Today Marcia did the transfers of what we needed to move from Operating to Reserve. With Valley, she's done about half of the transfers. We're waiting on the insurance to see which account it will come out of, so we won't move all the money until we get that. The insurance check should process next week, and then Marcia will be able to move all of the Chase money. We will close the Chase account by the end of April.

Roughly we are within budget. We did have IRS paybacks from 2019 - 2022, which was about \$17k. We are using money that is budgeted for other things, so we may need to budget to pay back next year.

We have received 2 more small penalties from the IRS, but have filed the paperwork to have them waived since we had hired a professional company to pay them and they did not.

Secretary - Karen Goldstein

Karen asked if Mario has completed the required 4 hour Board Certification course. He has not yet, so she will send him the link to register for the next available course.

## **7. Association Business**

### **a. ELSS updates**

The alarm permit is the only permit that is in process at the moment. The sprinkler and stairwell pressurization are still in the works. Pat has spoken to all of them. We have to add some electrical for the stairwell fans. The contractor didn't believe we had 4 spaces for the fans, so Pat brought in our local electrician Matt, who thought we can move some things around and make it work.

We had a problem with a switch that needed to be replaced for some time. We had the switch, which was \$3200 (used), but struggled to get FPL to come install it. The old switch broke, and that caused the generator to come on. Pat could not get anyone from FPL to shut off the power to the building so we could change the switch. With Valerie's help, she was finally able to reach a human. The electrician sat and waited for 5 hours for FPL, but his time was still cheaper than the \$2500 that was quoted. Ralph and Pat helped the electrician install the switch and they were able to get it done.

### **b. Valley Bank (see above)**

### **c. Kitchen doors closed on the inside by owners**

We put in a permit to close these doors from the outside only, but the permit was denied. So, after consulting with our attorney, due to our timeframe, the only thing we could do is require that everyone open the doors and restore them to functional. Owners have been extremely cooperative (THANK YOU!!). So far we've opened 11 of the doors. There are 4 more to go. Ralph and Pat have been working to help people.

### **d. Elevators**

Our elevators are over 20 years old. 20 years is the life of an elevator. After 20 years, they no longer stock the parts. So, when they go down, the parts take weeks to order. For whatever reason Elevator 1 will not go to the 11th floor. They ordered a part, and tried to fix it, but that didn't work.

Pat asked for a show of hands on who wants to spend \$500k on elevators? Only one person volunteered. We've replaced grippers, ropes, and many other components. It's electronics that are the issue.

Tammy asked if we know what the cost of new elevators would be, and what our options are. We have not done any research yet.

Bob G said he would be willing to make some phone calls to find out what our options are. Karen told Bob that she would share [a document](#) she created with research on elevator companies that she put together.

Ralph said when they did these elevators 20 years ago, the cars themselves aren't replaced. It's the electronics that are the real problem. Pat added that we have replaced all new cables, all new brakes, grippers, a motor, etc. So it's not those things. It's the electronics.

It's important for people to know that it's going to take a long time to get parts whenever the elevators stop working, so we need to be aware of this.

#### **e. Spa**

Pat and Ralph opened up the spa and fixed a leak and thought that they had fixed it. But it seems there's another leak. So they are going to try one more time to fix it in house before we call someone to do the repair.

#### **f. Parking while road is closed**

We know that at some point soon the city will be closing our road, which will impact all of the cars parked on the north side of the garage. We don't yet know when this work will happen, but Pat wanted to suggest that we might want to make a plan for what to do when this happens.

Pat explained that the construction crew will take all of the license plates of affected vehicles so people can park anywhere in a city lot without charge. There is a lot next to the Community Center/library and one behind the Summit. That's where people living on Georgia St. are currently parking while it's under construction. They have been doing this while they are doing the work.

There's a "Coffee with the Crew" meeting next Tuesday at 10 AM at the Community Center. Pat is hoping to attend to learn more.

Lesley mentioned that based on what it's taken to do the other streets so far, it's likely that they'll get to us over the summer months.

We could assign the spaces that are not in use to owners who are affected. Pat wondered how we assign the spaces. If there aren't 23 spaces, how do we decide who gets what we have? Pat suggested that during this time we limit parking to ONE space/unit (no guests, and only 1 car/unit).

Supposedly they are also going to fix the apron in our garage, so then parking will not be possible in those spots at all.

Pat asked if anyone would like to think on that, or come up with ideas, he's open to it.

Bob asked about seeing a black cat on the third floor. Pat confirmed that we do have a couple of cats now as ESAs. Pat said Bob can file a complaint if he is concerned.

### **8. Adjournment**

Pat asked for a motion to adjourn the meeting.

Julie made a motion to adjourn the meeting.

Marcia seconded the motion.

Motion carried unanimously.

Pat adjourned the meeting at 6:45 PM

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