

Valiant House Condominium Association, Inc.
April Board Meeting Minutes (Unapproved)
Thursday, April 10, 2025 6:00 PM

Agenda

1. Call to Order

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

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

Marcia and Karen did not attend.

2. Proof of Meeting Notice - [meeting was noticed by email](#), as well as posted announcements in lobby and elevators on 4/8.

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

Hugo made a motion to approve the March minutes.

Julie seconded the motion.

Motion carried unanimously.

4. Open Comments and Questions from Owners

Leslie asked about the **audit** of our books.

Pat explained that Marcia has been trying to finish the books for 2023, and then she can work on 2024 and then choose an auditor.

Why do we have to wait?

We have been trying to finish 2023, to get 2024 done.

Ralph commented: \$8,000.00 in the budget has NOT been used

They asked; TIME LIMIT? This year

We are chasing a few people

George Forero asked if there was any communication from the city of Hollywood regarding the construction on Madison st.

Nothing!

Please move your cars from Georgia street, as they started working there.

Chuck said: if you walk down the street, you will see what they are doing. This is what's going to happen here. (drains, pavers etc) He added: they will go into our garage 7' in and will fix it.

There is a crack on the front door pavers – They told Patrick documents everything and take pictures.

Annete asked: When are they going to do the sidewalk?

Jerry: are they doing something with the slabs?

Yes, they will fix it.

3. Association Business

ELSS Update – No update at this time

Pat is working to try to get better options for the work that needs to be done.

Sending info to several engineers including Augie's relative

Owners in arrears

Some making partial payments

We would like to implement a new system for collecting fees due to the association:

Institute time limits:

1. After two months of being in arrears, we will send a status notice about late payment
2. 30 days after that (90 days in arrears) we will send information to the attorney
3. A \$400 dollar fee will be added to the fees due to cover the cost of the attorney
4. Owners have another 45 days (now 135 days past due) to pay and get caught up
5. If they do not pay, the attorney will put a lien on the property (+ another \$1000 fee added to the overdue fees)

Kathy asked: Are we sending collection letters? Pat said not at this time.

Chuck suggested we request to have owners provide an emergency contact: so we can inform them of this policy as well.

Estoppel certificates

We currently charge \$250.00 to complete the estoppel certificate when a condo sells, which certifies that all association fees have been paid by the existing owner. By law, we could charge \$299.00

Moving forward, we will charge \$299.00

Finance update

Balance on bank accounts:

Bank account total balance is \$122,114.65

We are disputing an old bill with Motion Elevator of \$10 to \$12K

Monthly fee ok

Column Cracks- getting a quote to repair

If someone pays any of their fees with a check (hands a check to the office or someone on the BOD) we have to mail the check to the LOCKBOX- so all payments come into the lockbox and are recorded properly.

Bob B – ESA animals – Vaccination record

Bob commented on the law of keeping rabies vaccination records.

He volunteered to keep track of this. Wants a motion to have a system to track this.

Bob Benoit made a motion to track rabies vaccinations for ESA animals in the building.

Jerry seconded the motion.

The motion did not pass.

Pat will look into this topic to add it to the agenda for the next meeting and will ask the attorney what to do if anyone is in violation of this.

Kathy asked about records? She said we used to keep records in the office.

All the records are kept in the system (SAGE) and in the web page. NO physical records in the office anymore! There is nothing in the office.

Thank you to Lisa and Annette for cleaning the kitchen and the card room.

Reminders:

DON'T USE THE STOVE

We will PUT A NOTE INSIDE THE FRIDGE: DO NOT LEAVE FOOD HERE

BOB Garcia asked about the chairs in the pool – what's the warranty?? There was not a warranty with those chairs.

He offered to help Marcia if she needs any help to finish the budget.

Thank you to Ralph and Patrick for installing all the self-closures on ALL doors

o Ralph congratulated Patrick for all he is doing

Kathy asked about whether or not we need a permit to close off (from the hallway) the kitchen doors of those who are not using them. Pat said there are 17 units that have closed the kitchen door from the inside. They might need to get a permit to cover them from the hallway.

Pat informed everyone he has had several conversations with the Chief Fire inspector (Mr. Clinton) and invited anyone that wanted to to feel free to have a conversation with him as well.

5. Reports of Officers

President - Pat Nolan

Vice President - Bob Benoit

Treasurer - Marcia Ulrich

Secretary - Karen Goldstein

Pat made a motion to adjourn the meeting.

_____ seconded the motion.

The meeting was adjourned at 6:52 PM.

2025 Valiant House Meetings:

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=i63g7RFwb6yQliAvcnGxY3D39mjbvBT.1>

Meeting ID: 825 1645 2539

Passcode: 373672

