

Water Bridge 1 Condominium
Board of Directors Meeting Minutes
April 11th, 2024

Ibrahim Rashid called the meeting to order at 6:30 p.m.

Roll call: Ibrahim Rashid, Judith J Bailey, Audrey Campbell, Cheryl Wilson, Joel Steven, Mario Icari and Erika Harangi. A quorum was established.

Reading of the unapproved minutes: Waived.

Introduction of the Board of Directors for the year 2024.

Property Managers Report:

Paul Shapiro of USA Management discussed the transition from VIP Management and the lack of accurate accounting information provided. Paul explained all of the owner's accounting information is being downloaded into the USA Managements computers. USA Management also requested all of the records from the previous Board, including contracts, paid bills, 40-50 Recertification Documents, etc. They have not been received

The TV monitors will be install in both lobbies this week. Electrical connections will need be made by the Association.

Presidents Report:

Ibrahim discussed the transition from VIP Management to USA Management and securing documents and keys from Angel.

Treasurers Report:

Cheryl discussed the importance of making maintenance payments on time in order to meet the financial obligations of the Association. Maintenance is due on the 1st of the month and considered past due after the 10th. Late fees of \$25.00 will be applied.

New Business:

The laundry equipment has been repaired by Don's Appliances.
The Board is securing quotes for monthly rodent control. All garbage is to be bagged and placed in the dumpsters.
The pool violations will be corrected by the Water Bridge Corporation.
The Board will secure quotes to repair the parking lot pot holes, pressure clean, paint and numbering the car stops.
Ibrahim removed weeds from the tennis courts and Judith checked the lights for bulb replacement and repairs.
Discussion regarding the cameras which are not working and securing quotes for repairs or replacements.

Adjournment:

Joel moved to adjourn. Seconded by Judith. Vote: 7 - 0. Approved.
The Meeting was adjourned at 7:16 p.m.

USA Management
Unapproved Minutes