



Board of Directors Meeting Minutes

Date of Meeting: Wednesday, January 8, 2025

Time of Meeting: 10:00 AM

Location: 215 Piedmont Avenue NE – Atlanta Georgia 30308

Minutes Prepared By: Thomas Sheets

Attendees:

- Thomas Sheets – Jamey Waters – Ken Kraften – Yali Lu – Alexandra Betancur, Manager

1. Call to Order

The meeting was called to order at 10:00 AM by Yali Lu – Board President

2. Summary

- Meeting Start and Agenda Overview
 - The agenda was approved.
- Minutes read, revisions noted and approved.
- Financial Update
 - Manager submitted balance and budget figures for approval.
 - Manager proposed an immediate increase in dues of 2.4%
- Annual Investor's Assessment
 - A suggestion was made the possibility of a special assessment and private funding to address immediate financial needs. It was decided to wait until the previous fall assessment of \$250.
 - Extending the \$250 assessment to all owners was discussed.
- Elevator and Boardroom Maintenance
 - The elevator modernization prices were discussed
 - The idea of a phased per-elevator project plan was discussed. An answer will be presented next meeting on how to do this. Fujitec has offered to do the work in phases if they get the contract for the entire job and take over current maintenance.
 - Otis Elevator has a renewed contract for elevator service, and we would need to break it.
- Security and Concierge Replacement
 - As planned last meeting, an option to modernize and upgrade cameras and monitoring equipment was presented.
 - The group listened to a presentation by one vendor, Datawatch Systems.
 - There will be another presentation, apart from a meeting time, by Butterfly MX.
- Carpet Cleaning and Hallway Renovation
 - The carpet cleaning proposal was left unsettled.

3. Action Items

- Regular report on fire remediation and future insurance payments.
- Schedule a meeting with the next monitoring vendor

4. Adjournment

- *The meeting was adjourned at 11:40 By President Yali Liu*

Next Meeting

Date: February 12th, 2025

Time: 10:00 AM

Location: The Landmark