

**EL DORADO LAKES CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MAY 16, 2016 AGENDA**  
**6:30 P.M.**  
**ASSOCIATION CLUBHOUSE**

PAGE #

- |       |      |   |
|-------|------|---|
| 4     | I.   | Code of Ethics  |
|       | II.  | Call to Order   |
|       | III. | Homeowner Forum   |
|       | IV.  | Approval of Minutes   |
| 5     | A.   | Annual Meeting – April 18, 2016 – For Review Only   |
| 6     | B.   | Organizational Meeting – April 18, 2016   |
| 7-8   | C.   | Executive Session Meeting – April 25, 2016  |
| 9-16  | D.   | Regular Session Meeting – April 25, 2016  |
|       | V.   | Financial Review  |
| 17-61 | A.   | April 2016 Financials   |
| 62-63 | B.   | Beaumont Gitlin Tashjian – Collection Status Report –May 1, 2016                            |
| 64-69 | C.   | Aging Summary – May 1, 2016   |
|       | D.   | Check Signing Procedures  |
| 70-74 | E.   | Reserve Study   |
|       | VI.  | Committee Reports   |
|       | A.   | Architectural and Maintenance Committee   |
|       | 1.   | Committee Report  |
|       | B.   | Club House Committee  |
|       | 1.   | Committee Report  |
|       | C.   | Communication Committee   |
|       | 1.   | Committee Report  |
|       | 2.   | Communication Charter – Director Massacani  |
|       | D.   | Finance Committee   |
|       | 1.   | Committee Report  |
|       | E.   | Landscape Committee   |
|       | 1.   | Committee Report  |
|       | 2.   | Harvest Landscape   |
| 75-77 | a.   | Proposal #45541 – Irrigation Installment #16A - \$904.21                                    |
| 78-79 | b.   | Proposal #49367 – Irrigation Repair #7B - \$807.50  |
| 80-81 | c.   | Proposal #49369 – Irrigation Repair #15G - \$798.65   |
|       | F.   | Maintenance Proposals   |
|       | 1.   | City of Long Beach – Graffiti Removal   |
|       | 2.   | Vinco Construction  |
| 82    | a.   | Proposal #EDL 15390 – Stair and Deck Repair<br>\$3,495.00                                   |
| 83-84 | b.   | Proposal #EDL 15569 – Balcony Repairs #4L<br>\$2,150.00                                     |
| 85-87 | c.   | Proposal #EDL 15771 – Balcony Rebuild #2D<br>Option #1 \$9,950.00 – Option #2 \$8,495.00    |
| 88    | d.   | Proposal #EDL 15896 – Address Signs<br>\$195.00 each/\$175.00 for 5 or more                 |
| 89-91 | e.   | Proposal #EDL 15914 – Balcony Rebuild #23E<br>Option #1 \$13,895.00 – Option #2 \$12,395.00 |
| 92    | f.   | Proposal #EDL 15945 – Graffiti Removal<br>\$1,595.00  |

VI. Committee Reports Continued

F. Maintenance Proposals Continued

3. Ratifications

- 93-94 a. Aquatrends Proposal #59093 – Pump Seal \$428.29
- 95-101 b. Cosco Fire - \$550.00, \$225.00, \$695.00
- 102-114 c. Cosco Fire – Worked Completed

G. Security Maintenance Committee

- 1. Committee Report
- 2. Patrol One Proposal

115-122

VII. Unfinished Business

A. McCormack Roofing

- 123-140 a. Proposal #3554 – Roof Repair #17L - \$5,479.00

B. Roof and Gutter Maintenance Proposals

- 141-153 a. Antis Roofing - \$35,307.00 and \$8,195.00
- 154-169 b. Fontaine Weatherproofing - \$21,384.00 and \$2,440.00
- 170-207 c. McCormack Roofing - \$17,573.00

C. Personal Touch Janitorial Service Proposal

- 208-217 D. Account #ED-0017-0116-01 – Garage Correspondence

- 218-223 E. Proposed Rule Change – Air B&B

- 224 F. Aquatrends Correspondence

- 225-228 G. Text Blasts to the Community

- 229-235 H. No Smoking Signs at the Pools

VIII. New Business

- 236-239 A. Philadelphia Risk Management Report

- 240-243 B. Homeowner Correspondence Account #ED-0017-0146-01  
Waiver of Late, Interest and Lien Fee

- 244 C. Homeowner Correspondence Account #ED-0017-0258-01

- 245 D. Homeowner Correspondence Account #ED-0017-0026-01  
Waiver of Late Fees

- 246 E. Homeowner Correspondence Account #ED-0017-0139-01  
Neighbor Complaint

- 247-248 F. Homeowner Correspondence Account #ED-0017-0044-01  
Waiver of Late Fee

- 249-358 IX. Correspondence – No Action Required

X. Adjourn