

Byron Gardens Board of Directors

Meeting Minutes for May 17, 2023

Topic	Notes
Welcome	Francois Guillery (President) welcomed everyone to the meeting. The following members of the Board of Directors (BOD) participated: Ceferino Vinas, Giorgio Salomone, Nelia Vinas and Anne Barrera
Reaffirming Selection of New Management Company	<p>Due to Urban Resource (UR) notice of termination of our contract with them by May 31, 2023, the BOD searched other condo management companies and selected the following three:</p> <ul style="list-style-type: none">TridentJ&M Condo ManagementAmerica's Community Management <p>After gathering information, checking credentials, requesting proposals, interviewing prospects, reviewing the bids, and evaluating our needs; the contract was awarded to J&M Condo Management.</p>
New Management Company Voting	All 5 members of the BOD submitted their votes and J&M Condo Management was selected unanimously.
Final Discussion and Other Actions	<p>Financial statements for the association, balance sheet, income statement and bank reconciliation of bank accounts for the month of April 2023 were reviewed.</p> <p>Flash Drive with all files related to Byron Gardens that UR had in their server, 17 building keys and 3 control remote for gates were placed in a secure place in the BOD office.</p> <p>Invoices will no longer go to UR but to J&M</p> <p>Submission of letter by Engineer Jose Sergio approving the structure of the columns that contractor (Bonifacio) repaired for 50-year re-certification.</p> <p>Members of the BOD voted to select Waste Connection for our building waste removal. Transition from Waste Management to Waste Connection.</p> <p>Ceferino (Treasurer) gave documents related to Byron Gardens including violations, generator for elevator proposal and complains from owners to Francois for review.</p>
Adjournment	Meeting adjourned at 7:30pm