

Royal Arms Condominiums
Board of Director Meeting Minutes
February 17, 2020

Call to Order: The meeting was called to order at 6:00 p.m. by Nancy Hillig, Board President.

Present: Nancy Hillig, President; Brad Goodenough, Treasurer; Ed Trompke, Director, James Center, Director and Kim Adolf, CA Partners.

Minutes: Motion was made by Nancy Hillig and seconded by Ed Trompke to approve the December 23, 2019 minutes as presented. Motion carried unanimously.

Old Business:

- **Non-Smoking Amendment – Extension of Time to Vote:** An extension of the voting period will not be needed.

- **Review of Project Proposals:** The Board reviewed the revised spreadsheet from Certa and requested the following.
 - Remove the balcony work from the bidder's scope of work. The Board is reaching out to the company that made the repairs to the fire escape to bid on this project.
 - Revise the bids to include the following phases on the plumbing scope of work (the cost must be broken out for ALL the different phases)
 - Phase I
 - Phase III
 - Phase IV – as it relates to Phase III only (roof drains)
 - Phase VI
 - Phase VIII

The Board would also like to know why there is such a large difference in the cost of the plumbing work between Summit and the other two contractors.

Director Center will contact Summit for clarification on various questions on their proposal.

- **Review of Owner Emails:** The Board discussed various owner emails.

Next Meeting Date: The next Board meeting will be held on March 16, 2020 at 6:00 pm.

Adjournment: A motion was made by Nancy Hillig and seconded by James Center to adjourn the meeting at 7:47 pm. Motion carried unanimously.