

**Victoria Tower Minutes of  
Building Management Meeting**

February 5, 2022 10:00am in lobby

**Introductions of Board of Directors**

Laurie Couillou introduced self and Board of Directors. Laurie has been Secretary for past 6 years (seasonal resident), Michaela Ecker Treasurer (resigning 3/2022) Luis Labori, vice-president appointed (local part time resident)

Newest Directors: John Mounteer (seasonal resident), Jessica Nass (full time resident / working), and Ed (seasonal resident).

**-Welcome to owners (See attendees list attached)**

**1. Recent board history**

In the past several months, two key board members, our President and Vice President, have resigned and moved away. Both were full time residents who helped ensure that day to day and project activity was covered and the building repaired and operating.

**2. Impact of the Champlain Tower Condominium collapse June 2021**

We encourage owners to educate themselves regarding the Champlain Tower collapse in Surfside.

[https://miamisao.com/wp-content/uploads/2021/12/GRAND-JURY\\_202112151434-1.pdf](https://miamisao.com/wp-content/uploads/2021/12/GRAND-JURY_202112151434-1.pdf)

This event has had an impact on past practice of lax enforcement, inspections, and poor record keeping.

Here's a link to the City of Hollywood page that provides details on condo inspections:

<https://www.hollywoodfl.org/1312/40-Year-or-Older-Building-Safety-Program>

**3. Explanation of need for assistance of an outside Management Company**

Board hopes to change process of decision making from ad hoc to prioritizing the increasing complexity of keeping a 50-year-old building in compliance, safe and enjoyable to our residents.

Board is working on:

- Meeting legal requirements for budget and annual meetings,
- Reviewing the current budget, understanding current expenses and income,
- Finding and reviewing service contracts, permits, project timelines, and payment status.
- Prioritizing projects and completion of current projects

**4. Pros / Cons of outside Management Company**

- A single phone number to call 24/7 for building issues
- Experienced contractor referrals from Management Company

- On premises management of ongoing projects (pool, parking, carpets, 50-year inspection review)
- Impartial fees and assessment collecting
- Established working relationships with city and contractors
- Knowledge of legal guidelines that regulate our condo
- One year contract
- Board of Directors unanimously won't serve without Management Company

#### **Cons**

- Added expense each month to HOA fees
- Adds a step in resolving problems in cases where Board intervention is required

#### **5. Management Company selection**

- Laurie contacted 5 companies. 2 responded with proposals. Only one kept in person interview.

##### Command Management Company:

Representative lives on VanBuren Street, familiar with our size condo needs, manages other condos in this area, responsible for about 1,000 units, good references and word of mouth, \$ 1100/ month fee, (potentially subsidized from Verizon Cell Tower payment), Estimated increase cost to residents of \$25/month

Decision to trial Command Management Company for one year was decided.

#### **6. Topics brought up owners (for additional meetings)**

**A. Cell tower vendors.** Loss of one cell tower company revenue. Rocco Rossano (202) agrees to "get the word out" for new vendors.

**B. Webpage for Victoria Tower** Rocco Rossano (202) Offered to develop a Webpage for information sharing related to VT projects. Board appreciates offer and is on the list of activities.

**C. Pool Status** Plumbing contractor was notified 2/2/22 by the city of additional structural engineer plans for completion. Refer to site for more information.:

Pool building has issues which is on the list of activities to prioritize.

**D. Life Safety Project (Fire Safety )** Peter Kanenbley (802) believes the smoke detectors in units are not hooked up. Premier Fire is the vendor. Mike Jaworski (1004) believes unit detectors are operational. Additional compliance projects: pressurize north stairwell with fan, handicap door handles access to stairwell, AC hallways.

**E. Water in South Stairwell after rain.** Brenda Honeycutt (302) brought up this concern.

**F. Unable to hear conversations/ presentations.** Connie Steele (605) raised the issue.

Motion to adjourn meeting by Mikala, seconded by Rena Rovere Mounthead.

**Attendees:**

Rosalea "Lil" Gallo 503

Jorge Gallo 503

Margorie Sauer 702

Constance Steele 605

Peter Kanenbley 801

John Munteer 1004

Larry and Karen Dunning 704

Luis Labori 802

Ken Hunt 904

Jessica / John Salmi 303

Brenda Honeycutt 302

Paul Ruffini 205

Jose Izquierdo/ Daisy Ramos 903

Jinyann Padilla 403

Michael Jaworski 1001/404

Elvira Aronzon 502

Edward Aronzon 502

Rena Rovere Munteer 1004

Betty Henao 505

Michaela Ecker 401

Laurie Couillou 405

Rick Rosano 202