WARREN SQUARE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: MAY 4, 2021

BOARD MEMBERS PRESENT: Anne Gray, Tom Abrams, Randy Boyum,

Wendy Lind, Suzette Reed (via telephone)

BOARD MEMBERS ABSENT: None

HOMEOWNERS: None

INSURANCE AGENT: Ryan Hurley, Assured Partners

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 6:00 p.m. by Anne Gray. Quorum of Board of Directors established.

Insurance Agent: Ryan Hurley

Ryan reviewed the Insurance Deductible policy adopted by the Board at its April 6, 2021, meeting. The policy was signed and will be mailed to owners and posted on the Association's website with a cover memo encouraging owners to forward a copy to their individual insurance agents.

Board of Directors meeting minutes:

A motion was made by Anne Gray, seconded by Suzette Reed, and passed unanimously, to approve the April 6, 2021, minutes as written.

Financial Statement:

The Board reviewed and accepted the March 2021 statement prepared by CPMG.

Special Assessment update:

All owners with three exceptions have paid in full. Of the three remaining, one is on a payment plan, one is with the Association's attorney for collection and one has made a partial payment.

Association Manager's Report: Lynda Reifman *The code on each laundry room has been changed. *EGMS is completing piping and heat related repairs in the 5491 mechanical room.

Board Member Topics:

The Board directed Lynda to have a pool service contractor determine the condition of the pool and its mechanical systems.

Adjournment: 6:50 p.m. Next Meeting: June 1, 2021