

# CONCERTO

LOFT CONDOMINIUM ASSOCIATION

**CONCERTO LOFT CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OPEN SESSION  
MEETING NOTICE/AGENDA  
May 26, 2011  
5:00 P.M.  
Concerto Tower Retail Suite, Ground Level**

**I. CALL TO ORDER**

**II. EXECUTIVE SESSION DISCLOSURE**

**III. FINANCIAL UPDATE**

- A. Monthly Financial Statements were e.mailed to the Board of Directors:
  - i. April 2011 Statement – May 12, 2011
  - ii. March 2011 Statement (Reconstructed) – May 12, 2011
  - iii. January through March 2011 Income Statement – May 12, 2011

**IV. CONSENT CALENDAR**

- A. Approval of Board Meeting Minutes of October 6, 2010
- B. Approval of Board Meeting Minutes of September 7, 2010
- C. Approval of Board Meeting Minutes of August 24, 2010
- D. Approval of Board Meeting Minutes of June 30, 2010
- E. Approval of Board Meeting Minutes of June 14, 2010
- F. Acceptance of the Financial Statement for the period ending 12.31.10
- G. Acceptance of the Financial Statement for the period ending 4.31.11
- H. Acceptance of the Reconstructed Income Statement (Prior Management) ending 3.30.11
- I. Ratification of Actions Without Meetings since 12.14.10
- J. Acceptance of Association's 1<sup>st</sup> Quarter Operational Items

**V. COMMITTEE REPORTS**

- A. Architectural Committee
- B. Rental Committee
- C. Safety Committee

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- A. Management Scorecards
- B. Community Resolutions
- C. Elevator Service Contract
- D. Annual Regulation 4 Testing
- E. Reserve Study Contract
- F. Annual Fire Extinguisher Service
- G. 2011 Third Quarter Operational Items
- H. Management Update

**VIII. SCHEDULE NEXT MEETING**

**IX. OPEN FORUM**

**X. ADJOURN**

**XI. REVIEW ONLY**

- ❖ ACTION LIST
- ❖ CORRESPONDENCE LOG
- ❖ ENGINEERING REPORTS
- ❖ SECURITY/ACCESS REPORTS
- ❖ ASSOCIATION REFERENCE MATERIAL
  - *Vendor Information Sheet*
  - *Board Member Contact Sheet*
  - *Annual Calendar*
  - *Annual Maintenance Calendar*
  - *Insurance Summary*
  - *Customer Service Reference Sheet*
  - *Community Map*