

**Queens Bay Resort & Condominium
Directors Meeting Agenda
Wednesday October 9, 2024, 1:00pm Arizona Time
Zoom**

- I. Meeting is called to order President Kaufman
- II. Motion to Approve the minutes from the September 11, 2024 Directors meeting
- III. Meeting schedule for 2025
- A. Directors Meeting – 2nd Wednesday of the month – start time 1:00 pm
 - B. Owners Meeting – February 15 or February 22 start time 10 am QB Lobby
- IV. Property
- A. Cool Coating - Completed
 - B. Pool furniture - Completed
 - C. Pool
 - 1. Pump(s) Purchase
 - 2. Spa Heater Purchase
 - 3. Shelter Extension to expand over Heater(s) cost
 - D. Water Pressure any more issues
 - E. Fire Suppression Repair in South Tower - Completed
 - F. Flooring cost research
 - 1. Define areas – each area should be itemized for work and bid separately to include tear out and replacement
 - a) Lobby is area one
 - b) Towers is area two
 - c) Wings is area three
 - G. Review of Proposal for Elevator Maintenance for the monthly maintenance
 - H. Review of Proposal for bare minimum elevator modernization for one elevator
 - I. Review of Proposal for Fire Protection Service and AED's (fire extinguishers, sprinkler system, fire hydrant, cleaning items) Existing vendor is Cintas
 - J. Pillars
 - 1. Trash Pillar Replacement or other option for Gate
 - 2. 4-Pillar Replacements or other option for the two pool gates
- V. Review of Financial Treasurer Laing
- A. August Month End
 - B. FY25 Budget Review
- VI. Other Topics to Discuss
- A. Corporate Transparency Act – need to complete before December 31 to comply with federal law. Annual filing, plus updates required as board members change during the year. The attorney will charge \$350 per year to perform the filing and the updates during the year as needed.
- VII. President Kaufmann requests a motion to Adjourn Meeting
- Directors Meetings for 2024 – Start times will be 1:00p.m. Arizona Time
- November 13
 - December 11