

Alton Star Condominium Association

Board Meeting Minutes

Date: April 16, 2026

Time: 4:00pm

Location: Via Zoom

1. Attendance

- **Board Members Present:**
 - Daniel
 - Orestes
 - Luis
- **Property Manager:**
 - Yamilet Hernandez

2. Call to Order

The meeting was called to order at 4:04pm

3. Elevator Repairs

- Ongoing issues with current vendor (Maverick Elevator) were discussed.
- A second opinion indicated internal system issues rather than power-related damage.
- The Board approved proceeding with an alternative company to repair the elevator controller.
- **Approved Cost:** \$3,122.65 for replacement of damaged boards and wiring.
- Payment terms include **60% upfront**.
- Discussion included installing a **surge protector** to prevent future damage.

4. Cleaning & Maintenance

- Board agreed to increase cleaning frequency to **twice per week (Sundays and Wednesdays)**.
- Focus areas:
 - Stairwells
 - Dumpster area
- Cleaning procedures to be improved:
 - Wet and dry mopping (no excessive water use)
 - Monthly lubrication of locks (WD-40)
 - Pressure washing of common areas every 2–2.5 months
- Proposal to **paint stairwells** to improve appearance and cleanliness.

5. Locks & Security

- Rear door locks have been repaired; new keys ordered.

- Ongoing issue with **garbage gate lock removal** by waste management.
- Board discussed installing a **PIN code lock system** for the dumpster area.
- Monthly lock maintenance to address corrosion issues.

. Security Camera System

- Current system requires repair and activation.
- Daniel will inspect equipment and provide recommendations for restoring functionality.

7. Permits & Violations

- Electrical and gate permits expected to be finalized shortly.
- Verizon assisting with resolving an open electrical permit.
- City hearing postponed due to survey issues.
- Property manager to meet with legal counsel to consolidate violations into one hearing.

8. Pest Control

- Treatment completed for Unit 401.

9. Financial Considerations

- Reserve funds approximately **\$10,000**.
- Funds may be required for:
 - Elevator repairs

10. Next Meeting

- Scheduled for **May 13, 2026 at 4:00 PM**

11. Adjournment

Meeting adjourned at 5:35pm