

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
June 6, 2024

The president called the meeting to order at 4:34 p.m., on the date above noted via Zoom.

Those present were Quorum met

Joseph Edelkopf aka Yossi, President (via zoom)
YeShaya Katz aka Shaya, Treasurer/Secretary (via zoom)
John Brown, Director (via zoom)
Joseph Schechter, Director (via zoom)
Chris Palamidis, Director (via zoom)
John Joseph (Director) (via zoom)
Nasiba Cassidy, General Manager (via zoom/office)
Ryan Knight (association's legal representative)

Avi Rapaport, Director **was absent**.

- 1) **Pre-Lawsuit Settlement Agreement** – The board was called to discuss the open case with 4038 Abbey Court regarding a leak that took place back in August of 2023 in the unit and all of the unit flooring being removed by a vendor that was hired and authorized by the association. Originally, the demand was in excess of \$30k. The proposed settlement for \$12k represents the reasonable cost to repair the unit, including flooring, drywall, and cabinet removal and replacement. After reviewing the case, receipts the board voted as follows: John Brown moved to approve the proposed settlement agreement in the amount of \$12k paid by the association to the unit owner Chris Palamidis seconded the motion, which was approved unanimously. General Manager will work with Ryan Knight on getting the draft motion executed and the settlement amount to be wired to the unit owner on or before June 12th, 2024.
- 2) **Meeting Adjournment:** At 4:41 PM, Joseph Edelkopf moved, and John Brown seconded the motion, which was approved unanimously, to adjourn the meeting.

Respectfully submitted,

Nasiba Cassidy
Secretary