

THE THUNDERBIRD CONDOMINIUMS

BOARD MEETING MINUTES

July 12, 2023

Directors present: Douglas Sheiner, Patty Ewalt, Lupita Provencio, Stephen Schlett, No quorum was met, thus no actions were taken.

DANA Properties; Hector Camarena, Suky Lujan

Others Present; Mrs. L. Jablonski, Lynn Payne, Mary Diaz, Mrs. Benson, Mr. and Mrs. Bardnell, Mrs. B Murguia, Mrs Provencio, Mrs. Schlett, Mrs. B Austin.

Meeting was called to order at 6:00.

Doug mentioned that we have lost a Board member because of Health Emergency. We are looking for members to join and become a board Member. Doug expressed his admiration for the work that Ms. Lulu made to the organization and he wishes to let her know that we thank her. Doug has proposed to sit with Suky and Ruben to get a maintenance schedule done, like a check list.

Lynn Payne inquired about the Special Assessment and what it covered/paid for. I let her know that Southwest Mechanical charged us more than \$16,000 to repair and replace the chiller pumps, the \$60,000 S/A is also going to cover the insurance for this year, that is approximately \$26,000. We also replaced and repaired the relay pumps to building A and C. We are also using that money to schedule routine maintenance to the chillers and pumps by Southwest Mechanical on a 4 times a year basis. The chillers went down twice this year not because of any mechanical issue from our machine. It went down because of El Paso Electric Company's equipment malfunction.

A discussion ensued on whether we could/should replace the chillers into a HVAC Refrigerated system. Thunderbird Sutton Place up the street converted to refrigeration units, but they had to take out a \$250,000 loan from the bank to make the change over. We asked Adrian from Southwest Mechanical to get us two quotes, how much it would cost to get a new Chiller and to get us a quote on how much it would cost to convert all units to HVAC refrigeration.

Doug Thanked our sponsors, DANA Properties, Southwest Mechanical, Farmers Insurance, Pricilla Constantino Realty, these vendors provided everything for us. I want to congratulate the seven lucky winners of gift certificates that were donated. We also have seven (7) gift vouchers in the office from Southwest Mechanical for \$25 Off Service Call and /or \$150.00 off

an installation of a New Unit. Mr. Giron in C4 is putting a new unit, please call me so I can get this voucher to you.

Doug also wanted to thank everyone who came to this Board Meeting. He emphasized that we are a caring community that looks out for each other. When someone is sick or has suffered a loss, we are concerned and willing to give a helping hand. He wants more owners and everyone to contribute to make this community thrive. We had a very good discussion. He would like to encourage others to come in to the meeting because the more people that come, the more ideas get created on how to improve your properties and increase your property values. Important decisions are being made that affect you and your unit. We want you to be part of the discussion, we want you to come and get to know your neighbors and exchange ideas. We will try and continue to provide refreshments and snacks for our meetings. We had a very nice time, the wine and cheese helped!

Managers report;

Manager Report, July 12, Board of Directors Meeting.

Chiller Update, Tuesday morning there was an overload on the grid capacity, and it blew a fuse to the transformer that supplies Electricity to our boiler. When the linesman came to reconnect the fuse, an explosion occurred on EP Electric property wires and connectors. They reconnected and repaired the damage and by 3:50 pm the chiller was back on. We had Southwest Mechanical technicians here on Wednesday and they did a safety inspection on the Chiller to make sure there was no damage. A report is being generated and we will know by tomorrow if all is well. Ruben has been monitoring the chiller and he has said that all looks well.

Update on Accounts- We are at 80% collection up to right now. There is \$101,000 in the savings account. The checking account as of right now is in the red for <3092> dollars. Five months of payroll had not been paid to DANA Properties. February - \$9518, March- \$11,640 April- \$10,400 May-11,960 June- 11,695.00 for a total of \$55,213.75 . January's payroll payment was the last month to have been paid. Dana Properties has cashed 2 checks this month for a total of \$23,655. They will cash one extra check along with the actual monthly Payroll expense. There are three checks left, all checks will have been cashed and we will be caught up ending in October of this year. DANA Properties made the checks and the bank has to reserve the money, but there is money in the bank for all other bills to be paid.

Re-surfacing of parking lot- Ruben and Victor have stopped working on the resurfacing of the pavement due to the excess heat. They will continue when the temperature gets below 100 degrees. You will be informed when it's your parking spots turn.

Cameras- 5 new cameras have been bought and were put in building F, D and C at the entrances, I am still debugging the program but will get them functioning this coming week.

Access Cards- We continue to monitor the use of all cards on our system. We make sure that no unauthorized cards are used, and we will contact you if we see any suspicious activity.

Carpet Cleaned in Building B by Stanley Steemer, cost us \$200. We hope to continue with the other Buildings, we will update you on the progress.

Boiler Inspection- The Texas Department of Licensing and Regulation - Boiler Safety Program came and inspected all of our boilers and they have been recertified with no violations. There is a \$280.00 fee that we will pay.

Swimming Pool Update – Ruben has been diligently cleaning our pool, he did notice some abnormalities in the water chemical levels a couple of days ago. He closed the pool for two days to treat and clean the pool. It is back to normal and was opened this Wednesday.

I have taken a job with the EPISD as a teacher and will no longer be your Property Manager. Ms. Suky Lujan will now be your manager.

The following is the Maintenance managers report, Ruben Lopez, Read as written.

MAINTENANCE ACTIVITIES

WEEK 5-22 / 5-26

- STARTING OF POOL'S WATER HEATER REPAIRS
PARTS WERE ORDERED
- AIR HANDLERS FILTERS REPLACEMENT BLDGS A-B
- BLDG C WATER SHUT DOWN FROM 11:30 - 1:00 PM
- POOL MAINTENANCE

WEEK 5-29 / 5-02

- HOLIDAY 5/29
- AIR HANDLER'S FILTERS REPLACEMENT
- POOL MAINT.
- PAVEMENT REPAIRS (CRACK FILLER / SEALER)

WEEK 6-05 / 6-09

- AIR HANDLER'S FILTERS REPLACEMENT
- PAVEMENT REPAIRS CONT.
- POOL CLEANING / CHEMICAL LEVELS

WEEK 6-12 / 6-16

- NEW GASKETS WERE INSTALLED IN THE POOL WH.
- INSTALLING A BY PASS IN WH PIPES
- PAVEMENT REPAIRS
- CHLORINE DISPENSER INSTALLATION AND POOL
CLEANING.

WEEK 6-19 / 6-23

- POOL CLEANING / CHILLER ISSUE
- PAVEMENT REPAIRS (CRACKS AND SEALING)
- GAS LEAK REPAIRS (BLDG B BOILER)
- ADDING STABILIZER IN THE POOL'S WATER
- BLDG "A" MAGNETIC SYSTEM REPAIRS (DOOR)

WEEK 6-26 / 6-30

- CHEMICAL LEVELS ADJUSTMENTS IN POOL
- CONFERENCE ROOM AIR HANDLERS REPAIRS
- PAVEMENT REPAIRS
- CAMERAS INSTALLATION
- POOL FILTER CLEANING / D.E. APPLICATION
- WENT TO H. DEPOT TO PICK UP MATERIAL (PAVEMENT)

WEEK 7-03 / 7-07

- HOLIDAY
- POOL CLEANING
- SPRINKLERS REPAIRS

RUBEN LOPEZ

MAINTENANCE
JULY / 2023

Meeting was adjourned at 730 pm.