



BOARD MEETING MINUTES

BENEDICT COMMONS CONDOMINIUM ASSOCIATION

TO BE HELD ON WEDNESDAY, APRIL 1ST, 2026, AT 10 AM

MEETING MINUTES

1. **Call to Order** – Board meeting was called to order at 10:02am.
2. **Verification of Quorum** – Quorum was confirmed with Molly Faath, Jon Fightlin, and Max Twarjan present.
3. **Approval of Prior Meeting Minutes** – Molly motioned to approve the minutes, Jon seconded and all were in favor. The minutes will be posted to the website.
4. **Financial Review** – Bob Johnson conducted the financial review that included \$23k in operating \$45k in reserve and \$81k in and investment account totaling \$151k in cash.
5. **Discussion and Action Items**
 - a. **Hot water tanks replacement** Isael from Total Check Services joined the meeting to discuss the 2 bids he provided and answered questions from the Board. The Board would like another bid, IMM will look into other companies that will provide one.
 - b. **Softener replacement** The Board does not want to move forward at this time. Tabled for now.
 - c. **Noise/boiler 2** Isael from Total Check Services explained what could be causing the noise from the boiler. Likely sediment build up. He will provide an estimate to inspect the boiler.
 - d. **Sump pit cover** Isael from Total Check Services will provide an estimate on a cover for the Board's review.
6. **Additional Business**
 - a. IMM will contact the garage door company for a routine service on the bay door.
 - b. An owner expressed concern about water restrictions in regard to the planters in the common area.
 - c. IMM will look into Fire Department requirements for man doors into the garage as well as look into companies that will provide another bid.
7. **Executive Session (Management and Board Members ONLY)** – Not needed.
8. **Actions from Executive Session (If Applicable)** – Not applicable.
9. **Adjourn** Adjourned at 10:37am.