

**BROADWAY HOLLYWOOD HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 26, 2018**

**MINUTES**

- NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of the Broadway Hollywood Homeowners Association was held on January 26, 2018 at 6:33 P.M. at Broadway Hollywood, 1645 Vine Street, Los Angeles, California.
- PRESENT** Robert Mansell, President  
Eric Bescher, Vice President  
Kevin Hryciw, Treasurer  
Lawrence Chai, Secretary
- ABSENT** Vincent Laresca, Director-at-Large
- ALSO PRESENT** Gina Dantico, General Manager, Action Property Management  
Angel Nuñez, Building Engineer
- CALL TO ORDER** The General Session was called to order at 6:33 P.M. by Robert Mansell, President
- CONSENT CALENDAR** A motion was made by Mr. Mansell and seconded by Mr. Hryciw to accept the consent calendar as presented, to include the Minutes of 11/14/2017 Regular Session of the Board and the Financial Statements ending October and November 2017. Motion carried unanimously.  
  
Executive Session disclosure was made by Mr. Mansell .
- OPEN FORUM** #607 – Expressed concerns about the hClub opening across the street and the noise pollution that it will bring to her peaceful enjoyment of her home, as well as the transitioning Front Desk Staff.
- COMMITTEE UPDATES** **SOCIAL COMMITTEE** – A motion was made by Mr. Bescher and seconded by Mr. Hryciw to approve the \$3K Budget for 2 major Socials in the upcoming year. Motion carried unanimously.  
  
**ARCHITECTURAL COMMITTEE** – A motion was made by Mr. Mansell and seconded by Mr. Bescher to approve the following Architectural Applications:  
  - 708
  - 1008Motion carried unanimously.
- UNFINISHED BUSINESS** **SURVEILLANCE CAMERA APPROVAL** – A motion was made by Mr. Chai and seconded by Mr. Hryciw to approve the proposal of \$14,319.93 from Axcient. Motion was passed 3 to 1 vote.
- NEW BUSINESS** **ENGINEERING UPDATE**  
  - a. Heat Exchanger – A motion was made by Mr. Mansell to accept the proposal for \$17,707.00 by Comfort Systems USA and seconded by Mr. Bescher to accept the proposal. Motion carried unanimously.
  - b. Automated Gas Meter – A motion was made by Mr. Mansell to accept the proposal submitted by Gas company to install their automated meter reading and seconded by Mr. Bescher. Motion carried unanimously.

**BROADWAY HOLLYWOOD HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 26, 2018 – PAGE 2**

c. Boiler Maintenance - A motion was made by Mr. Bescher to accept the proposal for \$3,000 by and seconded by Mr. Mansell to accept the proposal presented by Angel for the Boiler Maintenance. Motion carried unanimously.

**INSURANCE RENEWAL** – A motion was made by Mr. Mansell and seconded Mr. Hryciw to accept the terms of the renewal insurance proposal provided by Roy Palacios office, with a reduction to the deductible to \$50K at the additional cost of \*\$25,350.00 Motion carried unanimously.

**ADJOURN** There being no further business to come before the Board of Directors, the meeting of the Board of Directors was adjourned at 7:06 PM.

**ATTEST** Respectfully submitted by Gina Dantico, General Manager, Action Property Management

**APPROVED;**

*Approved by the Board of Directors on 2/26/2018*  
Bob Mansell, President, Chairman of the Meeting

**\*1/31/18 Amended Notation:** Cost of premium increased with RSUI to \$30,150.00.

**SECRETARY'S CERTIFICATE**

I, Lawrence Chai, the duly appointed and Acting Secretary of Broadway Hollywood Homeowners Association, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Adjourned Regular Session of the Board of Directors January 26, 2018 as approved by the Chairman of the Meeting.

Dated: February 26, 2018

  
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Lawrence Chai, Secretary