

**BROADWAY HOLLYWOOD HOMEOWNERS ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**JUNE 18, 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 June 18, 2018 at 6:30 P.M. at Broadway Hollywood, 1645 Vine Street, Los Angeles, California.
- PRESENT** Vincent Laresca, Director-at-Large  
Lawrence Chai, Secretary  
Robert Mansell, President (via conference call)  
Kevin Hryciw, Treasurer (via conference call)
- ABSENT** Eric Bescher, Vice President
- ALSO PRESENT** Gina Dantico, General Manager, Action Property Management  
Matt Davidson, Vice Pres. High Rise Operations, Action Property Management  
Alfredo Burgenio, Manager Assistant
- CALL TO ORDER** The General Session was called to order at 6:28 P.M. by Vincent Laresca, Director-at-Large.
- CONSENT CALENDAR** A motion was made by Mr. Chai to accept the consent calendar as presented, to include the Minutes of 4/09/2018 Regular Session of the Board. Motion carried unanimously. A motion was made by Mr. Hryciw to accept the Financial Statement period ending April 30, 2018 and May 31, 2018, seconded by Mr. Laresca. Motion carried unanimously.  
**Executive Session disclosure was made by Mr. Laresca.**
- OPEN FORUM** #411- Addressed the Board with concerns about water waste for pressure washing the street weekly and commented on a large beehive she noticed next door, so warned homeowners to look out for them while at the Pool.  
#412 – Addressed the Board with concerns about Staff turnover and not recognizing a lot of them so requested that they have names/pictures of staff.  
#810 – Addressed the Board with concerns about Staff being more capable to provide enforcement of Pool Violations absent the Pool Attendant. He was disturbed by a Noise Violation and nothing was done about it. (loud music).  
#610 – Addressed the Board about an update on Yu vs Broadway lawsuit. When will the Lobby décor be updated and if we could sidewalk pressure wash more frequently.
- COMMITTEE UPDATES** **SOCIAL COMMITTEE** – Michele provided an update for end of summer party which will be held at Lono West. Details TBD at a later date.  
**DESIGN COMMITTEE** – None at this time.  
**ARCHITECTURAL COMMITTEE** – None at this time.  
**SIGNAGE COMMITTEE** – Lannette will be providing numbers for monument sign to be included in the Reserve Funding.
- UNFINISHED BUSINESS** None at this time.
- NEW BUSINESS** **Reserve Study Proposal** – A motion was made by Mr. Laresca and seconded by Mr. Chai to accept the Reserve Study update cost of \$800,00. Motion carried unanimously.

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**ADJOURN**            There being no further business to come before the Board of Directors, the meeting of the Board of Directors was adjourned at 7:30 PM.

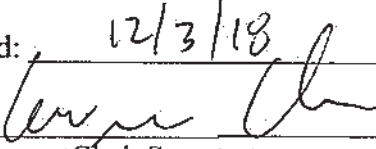
**ATTEST**            Respectfully submitted by Gina Dantico, General Manager, Action Property Management.

**APPROVED;**

*Approved by the Board of Directors on* 12.4.2018  
Bob Mansell, President, Chairman of the Meeting

**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 June 18, 2018 as approved by the Chairman of the Meeting.

Dated: 12/3/18  
  
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Lawrence Chai, Secretary