



TOY WAREHOUSE HOMEOWNERS ASSOCIATION

President's Report for 2019

Repair/maintenance/improvement projects were completed by the board in 2019:

The largest (and most inconvenient for residents) project was resurfacing and repair of the four hallways off the catwalk on the third floor and the repair and painting of the catwalk itself.

We repaired cracks in the northern floor of the second floor atrium under warranty (IE free) but postponed cleaning and painting of that floor to wait for the end of the rainy season. We will plan to do that in spring/summer of 2020.

We continue to gradually replace the lighting, inside and out, with LEDs. We do this as ballasts fail on a gradual basis to save money. Eventually all lighting should be LED which will save both energy and labor.

We are very close to finishing the surprisingly time consuming project of replacing our elderly callbox. We waited first for our building to get its own wifi, a lovely perk resulting from the installation of a Starry internet antenna on our roof (a volunteer project by units 15 and 2). We're close and hope to have it installed before the end of the first quarter of 2020.

A couple of large "back stage" management projects went forward:

Our monument status proposal was submitted and returned for some editing in July. I put this apparently endless project aside during the illness and eventual death of my husband but will pick it up in the coming year.

With the final accurate budget from 2018 and accurate figures for 2019 we were FINALLY able to streamline the budgeting process and the analysis for the 2020 budget went smoothly.* This is enormously important as it finally makes the position of treasurer a fairly straight forward and non-stressful position.

In fact, the board has worked very hard to make board positions less onerous. As a very small association, we do not have many to staff the board of directors. All owners can expect to be "invited" to be on the board at some point!

Governance and management miscellany:

We continue to be concerned about security. We added more cameras at the south end of the atrium this year and hope to add more in the future. Still, piggy back entry through the garage and the front door are our biggest security issues. This year we have had car break-ins and attempted forced entry in to a unit - quite scary.. We also

ask everyone to query people they do not know who are in the common areas. In a few instances, guests have taken great umbrage at these questions. Please make sure your visitors are aware that we have security issues, that this is private property and that no offense is intended if they are asked who they are visiting. The alternative would be to simply call the police at once.

Based on attendance, I have reduced the general meetings to 3 times per year. All may attend board meetings of course and these are held pretty much monthly except in December.

Our excellent secretary, Constance Hong, resigned before completion of her term as she moved. As of now there is no secretary. WE hope to have a volunteer who the board can approve, otherwise we will have to have another (expensive) election.

A reminder that board meeting and other minutes as well as legal documents and contractors recommendations and other useful information are posted on the website, ToywareHouseLofts.net. I strongly recommend that all owners make use of this site and do their best to attend the general association meetings. Most important of all, please vote!

Respectfully submitted, January 18, 2020,
Ann Wallace

* Many owners may not be aware that the association only governs the top 2 floors of the building. The Oversight Committee which includes the first floor actually has more power than the board in many ways. With substantial budget confusion and poor records, the association lost a lawsuit by the first floor many years ago. In the settlement, the OSC was to meet 6 times a year and its membership was to be me and the owner of ADLLC. Minutes are posted on the website. Meetings are usually by SKYPE and often as possible our treasurer attends.