

Le Jardin Condominium Association, Inc.

**Board of Directors Meeting
Tuesday, September 30, 2025, 9:30 AM (ET)**

Board members present: Larry Ost- PH102. Via Zoom: John Van Roden - 403, Jim Klinke – 801, Barbara Kesman – 401, and Paul Suckow – 703.

Le Jardin Staff Present: Jamie Kennedy - Manager, and Michael Miller - Assistant Manager.

1. Certifying Quorum and Call to Order: Board President Jim Klinke certified the quorum of Directors and called the meeting to order at 9:30 AM (ET).

Homeowners present: Linda Nelson, Charlie Olson, Cathy Shriver, Dallen Peterson, Don Hutchings, .

On Zoom: Raynelle Heidrick, John Lowrey, Debbie Smith, Pete Hart, Michael Wood, John Bertucci.

2. Proof of notice: The meeting notice was posted as well as emailed to all owners on September 29, 2025, by Jamie Kennedy.

3. Discussion and Vote on Replacement of North and South Cooling Towers Project:

Jim Klinke held a The Board discussed the urgent need to replace the North and South Cooling Towers, which serve as the building's central HVAC system that cools the entire property—including each unit owner's AC units. These original units have reached the end of their useful life and are exhibiting deterioration, including reduced efficiency, escalating maintenance costs, and potential safety concerns.

The Board also reviewed proposals from four firms for this project. After thorough evaluation, management recommends awarding the contract to Bluefin Mechanical.

Replacement will enhance cooling performance, reduce energy consumption, and improve overall HVAC system reliability. We reviewed the replacement process, with consensus that this is a critical long-term investment in the property's health and operational efficiency.

With no further discussion, a motion to approve and award the contract for the replacement of the North and South Cooling Towers project to Bluefin Mechanical was made by Jim Klinke and seconded by Larry Ost. The motion passed unanimously.

5. Old Business: None

6. New Business: None

7. Adjournment: With no further business, a motion to adjourn was made by Larry Ost and seconded by Barbara Kesman. The meeting was adjourned at 10:00 A.M.

Prepared by: Jamie Kennedy

Approved at Board Meeting on: 3/26/2026

By: Lawrence Ost
Lawrence Ost Secretary