

# OceanTree

CONDOMINIUM ASSOCIATION, INC.

## MINUTES

DECEMBER 12, 2019

CLUBHOUSE BOARD ROOM

<b>MEETING TIME DURATION</b>	6:30 pm – 7:40 pm
<b>TYPE OF MEETING</b>	Board of Directors Meeting
<b>PROOF OF NOTICE</b>	December 6, 2019
<b>CERIFY QUORUM</b>	5/0
<b>APPROVAL OF MINUTES</b>	Gene Tucker Motioned: To approve the November 14, 2019; Special Meeting, Budget and Board Meeting minutes Second: Robert Robinson Vote: 5/0
<b>ATTENDEES</b>	Gene Tucker, Larry Law (via phone), Robert Robinson, Al Kagan, Lawrence Weiss, Michael Griffin (absent), Chuck Zuback (absent), Lisa Hamlin, General Manager, and 26 homeowners

## Agenda topics-

### OFFICERS REPORTS

<b>PRESIDENT</b>	<p>The restoration on the 19<sup>th</sup> floor is almost complete. All wallpaper has been removed, all walls have been cleaned, and we are now waiting on the results of the mold retesting. If that comes back clean, the walls will be encapsulated and ready for finishing. This should all be done by December 20, 2019.</p> <p>We had all floors tested for mold and mold to some degree was found on the majority of the floors. The highest readings for moisture were on the walls near the half moon windows. We are getting quotes to have the balance of the floors remediated in the same way as we did the 19<sup>th</sup> floor. The 19<sup>th</sup> floor cost \$18,000 to take off the wallpaper and remove the mold. The goal is to remove all the wallpaper and to encapsulate the walls to make us mold free.</p> <p>We found a mold testing report from mold testing in the hall A/C room on each floor that was done in 2015.</p> <p>There were some concerns from homeowners about two unoccupied units that had mold. Both homeowners were contacted, and both are using the same company the Association is using to clean and test their units.</p> <p>Just for your information, in talking with the mold expert, we learned that mold does not spread from unit to unit, and mold behind wallpaper does not become airborne until the mold causes the wallpaper to detach, so please do not accelerate that process by pulling back the wallpaper.</p> <p>We have installed a dehumidifier on the 20<sup>th</sup> floor, and the results have been very good. When all the floors were tested for humidity, the 20<sup>th</sup> floor had the least amount. We are looking into installing dehumidifiers on the remaining floors.</p> <p>I am recommending we hire a mechanical engineer from Four Jays Engineering to evaluate the air pressure in the exhaust fans on the roof.</p> <p>Sme time ago, where were requests for a bike storage area. We are in the process of cleaning and painting the maintenance storage area at the East end of the garage which will become a bike storage room.</p>
<b>TREASURER</b>	Gene Tucker motioned: Approval of Treasurer's report. Second: Larry Weiss Vote: 5/0

See Attached

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#### UNFINISHED BUSINESS

<b>ROOF</b>	Robert Robinson motioned: To hire Campany Roofing to do the roofing in the amount of \$637,773. Second: Larry Weiss Vote: 5/0
<b>DISCUSSION</b>	We have three companies that bid the roof replacement: Infinity: \$710,000; Hi-Tech: \$706,560; Campany: \$385,718.
<b>FOUR JAYS CONSULTING</b>	Larry Weiss motioned: To hire Four Jays Engineering stages 1-3 for \$2,500. Second: Larry Weiss Vote: 5/0
<b>19<sup>TH</sup> FLOOR ISSUES; SUPER RESTORATION PROPOSAL</b>	There was no Board vote.
<b>DISCUSSION</b>	Super Restoration is in the process of cleaning all the walls and will be encapsulating them with a breathable, microbial paint.

#### NEW BUSINESS

<b>MICROBIAL ASSESSMENT ON 17 FLOORS</b>	There was no Board vote.
<b>DISCUSSION</b>	The report came back with multiple floors have a high count of Aspergillus/Penicillium-Like mold located under the wallpaper.

#### SOCIAL COMMITTEE

	Mrs. Butkus went over the social committee upcoming events.
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<b>OWNERS COMMENTS/ CORRESPONDENCE</b>	Letters sent to the Board; Theresa Manzia and Gregg Levethan; Covered at the meeting
<b>ADJOURNMENT</b>	Larry Weiss motioned: To adjourn the meeting at 7:40 pm. Second: Gene Tucker Vote: 5/0