



MINUTES

MARCH 14, 2019

CLUBHOUSE BOARD ROOM

MEETING TIME DURATION	6:30 pm
TYPE OF MEETING	Board Meeting
PROOF OF NOTICE	March 12, 2019
CERIFY QUORUM	7/7
APPROVAL OF MINUTES	Gene Tucker motioned: Approve January 10, 2019 & February 16, 2019 Organizational Meeting minutes. Second: Larry Weiss Vote: 7/0
ATTENDEES	Gene Tucker, Larry Law, Michael Griffin, Robert Robinson, Al Kagan, Lawrence Weiss, Chuck Zubak, Lisa Hamlin, General Manager and 25 homeowners

Agenda topics-

OFFICERS REPORTS

PRESIDENT	<p>We were not happy with Farmer & Irwin and we are looking into hiring another company. The Association is not responsible for your a/c, we only perform preventative maintenance. The board has decided that the Association will pay for the back flushing of the units. Currently, we owe Farmer & Irwin around \$9000, but we are negotiating the cost. It seems like a lot, but if we saved 1 mill in lieu of replacing the pipes. It seems like it is getting better, but it still may continue for another month.</p> <p>We have had some leaks in the building for various reasons and this has damaged the wallpaper. We are taking the wall paper off of the damaged areas and will be painting walls instead of putting up wall paper. We will be updating the hallways and possibly getting a committee, but at the moment, we have our first priority which is the fire safety and by law has to be done by Dec. 31, 2019. The quotes should be received by mid-march.</p> <p>The other issue is that the roofs are at a 0 life. This will be an expenses down the road.</p> <p>The privacy walls are going to have to be done due to rusting issues. I will be looking for some help from each of you and will be establishing a committee. I am looking for experts on the roof committee.</p> <p>We are looking at three different a/c maintenance contracts. We have looked at Climate Control and Precision Air, who is used at the Tiara. We will look at these proposals at the next meeting. The rows of pavers next to the street area are always getting broken from cars driving on them. We are looking to remove the edging around the back parking and put in a curb.</p> <p>Garage elevator is up and running.</p>
TREASURER	See attached report.

POOL SIDE COMMITTEE	See attached
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The Board will review the recommendation and make a decision at the April 11, 2019 meeting.

UNFINISHED BUSINESS

DISCUSSION OF PET RULES	Table to the next meeting. We only have 3 emotional support animals, one cat is full time and two dogs that are part time. We have to have rules for animals.
ARCHETYPE	Tabled to the April meeting.
DISCUSSION	Larry Griffin will review the proposal and qualifications: Archetype Engineering & Architecture, Inc.
A/C CONTRACT	Tabled to the April meeting.
DISCUSSION	Received quote from Climate Control, Precision Air and existing contract from Farmer & Irwin. Lisa will go back to Precision Air to include items covered with existing contract.
FARMER & IRWIN: BACK-FLUSHING	Tabled to the April meeting.
DISCUSSION	We are negotiating the amount due to Farmer & Irwin for the back flushing of the units. When we starting the cleaning of the a/c pipes, Farmer & Irwin never indicated that there will be a concern with sediment in the pipes, causing the a/c units to be back flushed.
LIFE SAFETY	Tabled to the April meeting.
DISCUSSION	We are waiting for the quotes from SLS.

NEW BUSINESS

GARAGE ROOF FENCE	The Board unanimously agreed.
DISCUSSION	The fence is starting to create rust stains on the tennis courts and spalling in the crawl space. The recommendation is to remove the East portion of the fence from North to South to preserve the tennis court and concrete. This is a temporary fix, the fence will be replaced.
ROOF COMMITTEE	Roof committee will be presented at the April meeting.
DISCUSSION	

SOCIAL COMMITTEE

	Mrs. Butkus went over the upcoming events noted on the calendar.
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MANAGER'S REPORT

	At the pool area: Installed French drains along the East side wall to help with dirt buildup. Repaired the decrepit vent on the pool room; painting of the boardwalks- Replaced all LED panel lights in the building. Mulch was installed.
OWNERS COMMENTS/ CORRESPONDENCE	Concerns were raised about the humidity level on the tile floors in front of the elevators, especially on the 18 th floor. Black mats have been placed in front of the elevators on the 18 th floor due to a slip and fall accident.
ADJOURNMENT	Chuck Zubak motioned: To adjourn the meeting at 7:50 pm. Second: Larry Weiss Vote: 7/0