

The Pierre Condominium Association

MINUTES OF *January 21, 2004* BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:35 p.m. by Board President Adam Landsman. A quorum was noted. Attendance was recorded as follows: Bob Doak, Adam Landsman, Randy Mehrberg, Denise Antonucci, Janet Fisher, Mary Gootjes, Sondra Bailey (arrived at 7:50 p.m.) and Ed Burnes (arrived at 8 p.m.). Others: Joe Bright from Wolin-Levin and building engineer Aaron Jewell.

II. Approval of Minutes

The Board approved the Minutes of the December 17, 2003 board meeting. Voting in favor: Bob Doak, Adam Landsman, Randy Mehrberg, Denise Antonucci, Janet Fisher, Mary Gootjes. Voting opposed: none.

III. Treasurer's Report

Treasurer Bob Doak presented the Treasurer's Report, a copy of which is attached to the Minutes.

IV. New Business

A. Budget Approval

The Board discussed the Budget that the Board approved at the 12-17-03 board meeting. The Budget was subsequently circulated to the unit owners. Motion to Approve the Budget by Bob Doak. Seconded by Adam Landsman. Voting in favor: Bob Doak, Adam Landsman, Randy Mehrberg, Denise Antonucci, Janet Fisher, Mary Gootjes and Sondra Bailey. Voting opposed: none. Motion passed.

B. Fire Safety committee

There was discussion of Larry Stott's report on the fire safety issues.

C. Hallway Renovation and Eleventh Floor Project

Neena Konon reported on the Corridor Repair and Replacement Project. Work will begin on the 3rd and 4th floors on February 2, 2004 at 8 a.m. and will be complete during the week of February 16. Unit Owners are advised that the subcontractors will be parking their vehicles in the garage during the workdays.

The board discussed a proposal to replace the stairwell exit signs as required by code for a total price of \$16,200. Motion to replace the exit signs by Bob Doak. Seconded by Denise Antonucci. Motion passed unanimously.

D. Perimeter Builders Invoice

The Board discussed the Perimeter Builders invoice of \$69,494.00 and Perimeter's proposal for the 12th floor flooring replacement project and extension of the fire walls into the subfloor. Motion to approve the payment of the Perimeter invoice by Bob Doak. Seconded by Adam Landsman. Motion passed unanimously.

E. Cable Proposal

After much investigation, Stu Baker and Scott Gelman submitted a report on the cable system in the Pierre and recommended that the Pierre continue to contract with RCN for cable service. The Board thanks Stu and Scott for their hard work on this issue. Motion to approve a two year contract with RCN for the cable service by Bob Doak. Seconded by Janet Fisher. Motion passed unanimously.

F. Plumbing Issues

On January 3, 2004, a flood in Unit 8CN caused water damage to five units. The Board discussed the issue of repairs to the five units and the common elements that have sustained damage. Wolin Levin will send a letter by certified mail to the unit owner.

V. Old Business

A. Maintenance checklist

Aaron Jewell reported on the projects performed through 1/21/04:

- Approximately 200 feet of interior plumbing pipes were rodded
- Ceiling of 2nd floor storage locker room was scraped
- Five exterior wall sconces were rewired
- Thermostats in the party room, exercise room and both gyms were replaced

The Board discussed with Aaron the situation with certain units being too hot and certain units being too cold. Aaron will adjust the temperature of the baseboard water.

The Board discussed the issue of labeling the storage lockers with the unit number.

The Board discussed the project for replacing the bicycle storage racks. Mary Gootjes will schedule a meeting of the bike storage committee.

The Maintenance committee presented a report, which will be taken under advisement.

B. Disputes regarding Parking Bills

A Unit Owner presented a written memo regarding the parking bill with a proposed compromise on the amount owed. The Board discussed the issue and will respond to the Unit Owner.

C. Proposal to Remove White Exit Door in Units 3CS & 3DS

Jean and Jim LaVelle, owners of Units 3CS and 3DS, propose to remove the “white” exit door in 3CS and the “white” exit door in 3DS prior to the February 2, 2004 start date of the hallway renovation project. The owners stated that their measurements showed the removal of the “white” exit doors would comply with municipal code section 13-160-050. The Board requests that the owner’s contractor provide an affidavit that the removal of the “white” doors complies with the municipal code section 13-160-050 entitled “Minimum number of exits.” The owner agrees that should this change not comply with the code at any time the owner shall be responsible for replacing the “white” doors and hardware, paint and any other costs related to the installation of the doors. Motion by Mary Gootjes to allow the owner to proceed with their proposal subject to management’s receipt of the contractor’s affidavit. Seconded by Bob Doak. Motion passed unanimously.

D. New Leases

Motion to approve the leases for Units 3CS and 10AN by Bob Doak. Seconded by Mary Gootjes. Motion passed unanimously.

VI. Management Report by Joe Bright

The hospitality room has been painted and new carpet has been installed.

VII. Unit Owners Comments

None.

VIII. Adjournment

The meeting was adjourned at 10:40 p.m.
Respectfully submitted,

Mary Gootjes
Recording Secretary

NOTE: 2004 BOARD MEETINGS will be held the third Wednesday of each month: February 18, March 17, April 21, May 19, June 16, July 21, August 18, September 15, October 20, November 17, December 15.