

The Pierre Condominium Association

MINUTES OF February 18, 2004 BOARD OF DIRECTORS MEETING

I. Call to Order

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

II. Approval of Minutes

The Board did not approve the Minutes of the January 21, 2004 board meeting since all board members have not yet reviewed the draft Minutes.

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. Tree Landscaping

Janet Fisher has investigated the options for this project and has received bids from various landscapers. The Board discussed various options for planting perennials and annuals and pruning the trees. Bob Doak moved that a committee consisting of Janet Fisher, Denise Antonucci and Mary Gootjes be empowered to enter into a contract for the pruning of the trees and the planting of a mix of perennial and annual flowers in the flower beds, not to exceed a total price of \$4800. Randy Mehrberg seconded the motion. Motion passed unanimously.

B. Smoke Hoods

Janet Fisher has investigated smoke hoods that could be made available for sale to unit owners. She reported that she has located a canister with a five year shelf life and plastic hood that allows 15 minutes of breathing ability in the event of a fire. **Smoke Hoods are a fire safety device manufactured by DuPont for use during a fire. They provide the user the ability to breath clean air for 15 minutes and have a 5 year shelf life. The board discussed pricing of the Smoke Hoods and the possibility of, as a courtesy to unit owners, making purchase available. Joe Bright will send out an order from to unit owners, so they may purchase the Smoke Hood at a discounted rate through the Pierre Condo Association.**

C. Twelfth Floor Work

The board discussed this project.

D. Second Floor Work -- “Leveling and Wall Repair and Stabilization”

The Board discussed the upcoming project of resupporting the wall between the hallway and the storage locker room. We are receiving and evaluating bids for this project.

V. Old Business

A. Hallway Renovation

Neena Konon reported on the Corridor Repair and Replacement Project. Work began on the 3rd and 4th floors on February 2, 2004 and is proceeding **ahead of** schedule. **Work is scheduled to begin on the 10th floor on March 1st.**

B. Storage Lockers

The Board discussed the issue of labeling the storage lockers with the unit number. Owners are reminded to label their locker with their unit number by March 1. Owners are reminded that unlabeled lockers will be opened and emptied.

C. RCN Cable Contract

The two-year contract with RCN has been finalized.

D. Litigation Status

Randy Mehrberg has spoken to our attorneys at the law firm of Gessler Hughes regarding the status of the pending litigation against Baker Development Corporation and the litigation against Travelers Indemnity Company. Gessler Hughes has provided the Board with a status report that includes a litigation budget. Gessler Hughes has agreed to wait to be paid any remaining fees until the end of the litigation and has expressed optimism regarding the outcome of the litigation.

Bob Doak moved to pay an outstanding bill of \$88,339 to Gessler Hughes. Mary Gootjes second the motion. Motion passed unanimously.

E. Unit Sale

Mary Gootjes moved to approve the sale of Unit 7BN. Seconded by Bob Doak. Motion passed unanimously.

VI. Management Report by Joe Bright

An additional scavenger pick up has been scheduled to remove the extra debris generated during the hallway renovation.

The twelfth floor bathrooms have been designated for the contractors from Perimeter Builders and the contractors working on the hallway renovation project. **NO CONTRACTORS SHOULD BE USING THE BATHROOMS ON THE SECOND**

FLOOR.

A new American flag has been installed over the entrance canopy.

VII. Unit Owners Comments

Paul Keene apprised the board about the repairs to Clark Street, which are expected to begin in March.

VIII. Adjournment

The meeting was adjourned at 10:00 p.m. and the board went into a closed executive session.

Respectfully submitted by,
Mary Gootjes
Recording Secretary

NOTE: BOARD MEETINGS are held the third Wednesday of each month.

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