

# The Pierre Condominium Association

## MINUTES OF May 2, 2007 BOARD OF DIRECTORS MEETING

### **I. Call to Order**

The Board of Directors meeting was called to order at 7:35 p.m. A quorum was noted. The directors in attendance were: Stu Baker; Janet Fisher; Amy Dickinson Bob Doak; Mary Gootjes; Marc Feliciano (arrived at 8:10 pm);; Jose Gomez (arrived at 8:30 pm); and Denise Antonucci (arrived at 8:45 pm). Absent: Randy Mehrberg. Dan Chalifoux from Wolin-Levin and Building Engineer Titus Ghica were present.

### **II. Approval of Minutes**

The minutes of the March 28, 2007 meeting were approved unanimously after a motion by Amy Dickson, seconded by Janet Fisher.

### **III. Treasurer's Report**

#### THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 5/2/07

At 3/31/07, The Pierre Condominium Association had cash balances totaling \$3,320,435, invested in bank money market accounts and bank C/D's.

The current forecast for 2007 anticipates operating income of \$73,169, \$57,136 less than the budget of \$130,305. The primary reason for the decrease is \$62,000 of estimated income tax payments requested by the Association's tax accountant for possible tax on the money received in the litigation settlement in 2006. He is in the process of determining how much actual tax is due, but we needed to pay an estimated amount for possible tax by the due date of the tax return.

Interest income is currently forecast at \$134,000, or \$19,000 better than budget. This is offset by revenue shortfalls in the garage income and association apartment rental income lines. The association apartment is currently vacant and the cash received from the garage is down due to the vacation pay funding change required by the union contract at 12/31/06.

Respectfully submitted,  
Robert Doak,  
Pierre Treasurer

### **IV. Management Report**

The Board reviewed Dan Chalifoux's written management report dated May 2, 2007.

Air Conditioning and the New Cooling Tower: The old tower has been removed and the new Cooling Tower should be installed next week. It is expected that the pool will be open by memorial day weekend assuming the weather allows.

Building Projects: Janet Fisher made a motion, which Bob Doak seconded to approve change order no. 3 dated April 24, 2007 submitted by Bulley & Andrews Masonry Restoration for \$4,888. The motion was approved unanimously.

Janet Fisher made a motion, which Mary Gootjes seconded to accept the proposal dated April 18, 2007 from Monroe Heating & Cooling for work on the HVAC controls for the party room for a total of \$4970. The motion was approved unanimously.

Corridor Ventilation: Board reviewed a proposal from Irving Lieberman & Assoc. Investigation will continue.

## **V. Building Engineer's Report**

### Completed Projects (March 28 to April 25, 2007)

- Replaced 20 lights in the Party room with energy efficient fluorescent lights
- Chiller room pump repair (new connector was installed)
- A new water pump was installed in the duct servicing the Exercise room
- Exercise room A/C, Heater system replaced
- Emcor Services walk through regarding the installation of a new water tower
- Gatwood Crane Services walk through regarding the installation of the tower
- Walk through with Mr. Lieberman regarding the positive air in the hallways
- Re-Painted second floor and the stairs leading to the lobby
- Water shut off for replacement of new sets of 14 valves
- New drain system installed in the storage room (see the ceiling)
- Continued to take down the plastic (by request)
- Regular Service Requests
- Almost daily walk through around the building with Bulley and Andrews technicians and without them

- Garage wash (or power wash) as needed
- Removed Christmas lights
- Washed the east and south sidewalk of the building
- Smithereens inspection
- Hobby room clean-up and preparation of it for Window “show room”
- Police matter (unit 4GN)
- Mail box lock repair for one unit (5CS)
- Stanley Access Technologies for lobby automatic doors; additional doors to be operated by remote control
- Titan: installation of new Key Fobs around the building

#### Future Projects

- Water Tower to be installed ASAP (WE need A/C!!!!)
- Replace the A/C and Heating system control for the the Game room
- Paint the 12<sup>th</sup> floor as soon the windows work is complete
- set up the Swimming pool and paint as soon the weather permits.
- repair the ceiling in the exercise room and paint
- repair the ceiling in the Game room and second floor hallway and paint

#### REMARKS

It was not an easy month, but Sal, Juan and David did tremendous work to keep the building in good shape and people in good mood. I thank from all my heart the board, Dan Chalifoux, the maintenance crew and the Doormen crew for all their hard work and support.

-Titus

#### **VI. Committee Reports**

Lobby Renovation: The committee presented a design plan for the interior lobby. The design plan includes four new chairs, a new coffee table, and a new rug for a total price

of \$25,737. The committee recommended that the purchase of the rug be deferred until 2008 and the rest of the plan be implemented this year. Amy Dickinson made a motion, which Janet Fisher seconded to purchase the four chairs and the coffee table for \$12,545. The motion was approved unanimously.

Window Committee: Jose Gomez gave a status report. There will be a presentation at the annual meeting and three sample windows will be installed in two different units. The reason for this is to assess the installation process. The committee is working on a handbook for terminology for this project.

Security: The Committee gave a status report. The garage and the freight elevator now open with the fob. The door to the roof deck will be converted to fob access. The new key box for the unit keys has arrived, which means that the rekeying of the units can begin. The front doors are now on a remote opener. New Rules for security are being drafted and discussed.

Exercise Room: A survey is being distributed to the owners.

## **VII. Old Business**

Unit 8CN: Bob Doak made a motion, which Amy Dickinson seconded, to approve the plans for floor replacement for Unit 8CN. The motion was approved unanimously.

## **VIII. New Business**

Unit 3CS Second Dog: The renter in Unit 3CS has asked permission to have a six pound dog in their unit as a “second” dog. The dog belongs to the renter’s daughter who is ill and living with her parents. The renter presented a letter from the doctor regarding this issue. The board will take the issue under advisement.

## **IX. Unit Owners Comments**

An owner asked about the new security rules and the thefts in the building. Specifically, the owner asked whether the building has reported the thefts to the building’s insurance carrier. The owner was advised that the thefts have not been reported to the carrier but that the board would seek a legal opinion as to reporting the thefts.

## **X. Adjournment**

The meeting was adjourned at 10:20 p.m. and the board went into closed session. To send an email to the Board of Directors please use: [theboard@thepierre.com](mailto:theboard@thepierre.com)  
To send an email to building manager Dan Chalifoux please use: [mgmtco@thepierre.com](mailto:mgmtco@thepierre.com)  
Minutes from Board Meetings are posted at [www.thepierre.com](http://www.thepierre.com)  
Respectfully submitted by, Mary Gootjes - Secretary

