



APPROVED MINUTES

THE PIERRE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

I CALL TO ORDER:

The Board of Directors meeting of April 21, 2003 was called to order at 9:43 p.m. by Board Treasurer Bob Doak. A quorum was noted. Attendance was recorded as follows: Directors: Randy Mehrberg, Bob Doak, Denise Antonucci, Edward Burnes, Janet Fisher, Manuel Silverman. Others: Joe Bright, Wolin-Levin; Wayne Lau acting as Secretary.

II SECRETARY'S REPORT:

a) Minutes of April 23, 2003 Motioned by Mr. Mehrberg, seconded by Ms. Antonucci, and unanimously carried, the following resolution was approved:

RESOLVED That the Board of Directors of the Pierre Condominium Association, hereby, approve the Board of Directors Meeting minutes of April 23, 2003.

In Favor: Mr. Mehrberg, Mr. Doak, Ms. Antonucci, Mr. Burnes, Ms. Fisher, Mr. Silverman.

III NOMINATION AND ELECTION OF OFFICERS:

Randy Mehrberg, Robert Doak, Janet Fisher, Mary Gootjes Davis, were each elected to two-year terms. Sondra Bailey and Manuel Silverman were each elected to one-year terms. They will join continuing Board members Adam Landsman, Denise Antonucci and Edward Burnes.

The new 2003-04 Board of Directors was announced as follows: Adam Landsman, Ed Burnes, Denise Antonucci, Randy Mehrberg, Robert Doak, Janet Fisher, Mary Gootjes Davis, Sondra Bailey, and Manuel Silverman.

The floor was open for officer nominations for the Board.

Upon motion duly made by Mr. Mehrberg to nominate Mr. Landsman to serve as President, and seconded by Ms. Fisher. Nomination unanimously carried.

Upon motion duly made by Mr. Doak to nominate Mr. Mehrberg to serve as Vice President, and seconded by Ms. Antonucci. Nomination unanimously carried.

Upon motion duly made by Mr. Mehrberg to nominate Mr. Doak to serve as Treasurer, and seconded by Ms. Fisher. Nomination unanimously carried.

Upon motion duly made by Ms. Antonucci to nominate Mrs. Davis to serve as Secretary, and seconded by Mr. Mehrberg. Nomination unanimously carried.

The results for the officers for the forth coming year are as follows.

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| Adam Landsman – <i>President</i> | Denise Antonucci – <i>Director</i> |
| Randy Mehrberg – <i>Vice President</i> | Edward Burnes – <i>Director</i> |
| Robert Doak – <i>Treasurer</i> | Janet Fisher – <i>Director</i> |
| Mary Gootjes Davis – <i>Secretary</i> | Sondra Bailey – <i>Director</i> |
| | Manuel Silverman – <i>Director</i> |

IV MANAGEMENT REPORT:

Joe Bright, the property manager gave a management report including:

a) Pool/Bar-b-que Area It was anticipated that the pool and bar-b-que area will be open for Memorial Day, however, there will be a delay in the installation of the canopy over the bar-b-que area.

b) Flowers/Baskets It was recommended that Management replace the flowers in the hanging baskets after the area had been cleaned and any work material removed.

V OLD BUSINESS:

a) Elevator Signage Ms. Antonucci stated that the elevator number signage had arrived and will be placed at all elevator doors on each floor as required by city code prior to the final inspection.

b) Roofing Repairs Mr. Doak explained that there was a roof repair required above the BN Units. He recommended that Management make a recommendation for a roofing consultant and obtain proposals for a complete roof replacement to be reviewed at the June Board meeting. An alternative suggestion was to contact Mr. Waterston who is a roofing consultant for advice and recommendations.

VI TREASURER'S REPORT:

a) Financial Report Board Treasurer Bob Doak had presented the Treasurer's Report at the Unit Owners Annual Meeting. Mr. Doak agreed to have a separate session for the newly elected Board members to update them on all important financial matters affecting the Association. He also requested that new Board members give him contact information including email addresses as soon as possible.

VII COMMITTEE REPORTS:

a) Hallway Renovation Design Committee Committee chairperson Denise Antonucci recapped the status of the project for the newly elected directors and suggested that she would provide for them letters and proposals on the project and suggested the Board review the project at the June Board meeting. Additional discussions focused on the formation of a new committee or at the least allowing for any interested person not on the current committee to be able to sign up.

b) Façade Repair Committee From situations that developed during the past week, it became apparent that McGuire Company has been lacking in their responsibility to inform Management and or the building engineer of the work being performed. The Board thought it might be wise to form a new committee to coordinate with McGuire Company and to advise unit owners of the façade work being performed. Randy Mehrberg will head the committee along with Gail Ruden. Any other unit owners interested in participating on this committee, please call Management or Randy Mehrberg.

VIII RECESS/CLOSED SESSION/ADJOURNMENT:

With no further business to come before the regular Board meeting, and upon motion duly made and unanimously carried, the meeting adjourned at 10:12 p.m. The Board recessed into closed session at 10:12 p.m. to review delinquent accounts and charging of any late fees.

The closed session reconvened into open session at 10:20 p.m. to address two additional topics.

a) Right of First Refusal Management reported on the following sales: unit 8ES sold for \$272,000. Motioned by Mr. Doak, seconded by Mr. Burnes, and unanimously carried, the following resolution was approved:

RESOLVED – That the Board of Directors of the Pierre Condominium Association, hereby, approve the sale of unit 8ES and waive the Association's right of first refusal.

In Favor: Mr. Mehrberg, Mr. Doak, Ms. Antonucci, Mr. Burnes, Ms. Fisher, Mr. Silverman.

b) Renovation Review Management advised the Board that the new unit owner of 8ES requested to do renovation work before moving in. Due to the timely nature of this request the Board agreed to set up a process to approve renovation work within the Association's guidelines. Motioned by Mr. Mehrberg, seconded by Mr. Doak, and unanimously carried, the following resolution was approved:

RESOLVED That the Board of Directors of the Pierre Condominium Association, hereby, request that any required work to be performed in conjunction with the renovation of a unit be submitted to Wolin-Levin in writing with plans and they will in turn work with Mr. Doak to obtain the necessary professional approvals if required for the approval process.

In Favor: Mr. Mehrberg, Mr. Doak, Ms. Antonucci, Mr. Burnes, Ms. Fisher, Mr. Silverman.

Motioned and unanimously carried, the meeting adjourned at 10:32 p.m.

Respectfully Submitted,

*Wayne Lau
(Interim Secretary), The Pierre Condominium Association*