

The Pierre Condominium Association

MINUTES OF July 20, 2005 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; Bob Doak; Janet Fisher; Mary Gootjes; Larry Stotts, Denise Antonucci and Amy Dickinson. Absent: Randy Mehrberg and Gera-Lind Kolarik. Dan Chalifoux from Wolin Levin attended.

II. Approval of Minutes

No minutes were approved.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 7/20/05

For the six months ended June 30, 2005, the association has an operating cash deficit of \$2,764. The primary reason for the deficit is that the annual insurance payments totaling \$62,181 were made in March, 2005.

The current forecast for 2005 shows operating income of \$67,940, about \$10,500 below the budget of \$78,461. The major variances recognized at this time are insurance (favorable by \$28,000 to budget and \$21,000 to last year) and gas (unfavorable by \$14,000 to budget and \$19,000 to last year). Other negative variances to budget include supplies costs (\$11,000), uniforms (new uniforms cost of \$5,000) and rental apartment income (\$5,700). In the non-operating category, new bike racks will cost \$17,000 compared to a budget of \$10,000.

At 6/30/05, The Pierre Condominium Association had the following cash/investment balances:

Wolin-Levin cash balance	\$ 18,607
Harris Bank Special Projects A/C	\$ 38,702
Harris Bank General Reserves	\$ 379,307
Various accounts- Baker damage insurance funds	\$ 559,229
Total- Cash and Investments	\$ 995,845

The special projects loan balance at June 30, 2005 is \$360,836.

Garage income year to date through June 30, 2005 is \$29,791 compared to a budget of \$22,550. The most significant factor for this positive variance is low

payroll costs, primarily due to vacations not taken yet. The monthly parker overnight car count is currently at 106 versus 110 at the beginning of the year. This is consistent with the seasonal trend experienced in prior years.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

IV. Old Business

Roof: The board discussed the ongoing roofing project. Work on the roof replacement will begin in mid September. Bob Doak made a motion, which Stu Baker seconded, to approve the written proposal dated July 8, 2005 from Allied Waterproofing, Inc. for “concrete restoration” for the amount of \$40,000.

Bike Racks: Mary Gootjes reported that installation of the new racks began this week as scheduled. New lighting will be installed in the smaller bike room.

Security: Larry Stotts reported on the topic of training the door staff on the new camera security system.

V. New Business

Chiller Issues: The Board discussed the issue of chiller repair and replacement. At present, the building has two 100 ton Trane Chillers. These chillers were installed in 1973, which makes them 32 years old. One chiller is identified as the “front” chiller and the other chiller is identified as the “back” chiller.

The back chiller is not functioning at this time because of a broken compressor. Thus, the building has been operating on just the front chiller for about a week.

Dan Chalifoux presented four written proposals to the board. The first two proposals were to replace the compressor in the back chiller. Northern Weathermakers HVAC submitted a proposal dated July 20, 2005 for the installation of a refurbished compressor in the back chiller for \$19,954. Trane presented a proposal dated July 14, 2005 for the installation of a compressor for \$29,500. (Trane’s proposal does not make clear whether this would be a new compressor or a refurbished compressor).

In addition, the board reviewed proposals to replace the back chiller. Emcor Services/Hayes Mechanical submitted a proposal dated March 5, 2005 to install a new 100 Ton Chiller for the price of \$92,871. Trane gave Dan Chalifoux a verbal estimate of \$120,000 to install a new 100 Ton Trane chiller. Northern Weathermakers provided an estimate of \$103,000 to install a new 105 Ton Carrier chiller.

Finally, Irving F.Lieberman & Assoc. submitted a letter dated July 20, 2005 to provide design and engineering services for replacement of one or both of the existing chillers.

The letter states that the design fee for the replacement of both chillers is \$25,000 and the design fee for the replacement of just the back chiller is \$16,000.

The Board discussed the fact that both chillers are nearing the end of their expected life and will need to be replaced in the future. However, the back chiller can be repaired within two weeks by replacing the broken compressor. Dan Chalifoux was directed to obtain a quote from Emcor Services for replacing the compressor and to compare new quotes to the July 20 proposal from Northern Weathermakers and Trane. Bob Doak made a motion, which Stu Baker seconded, to replace the compressor for a price not to exceed \$19,954. The motion passed unanimously.

Recycling: A committee was formed to investigate options for a recycling in the building. Owner Jose Gomez will chair the committee. Gail Ruden and Amy Dickinson will serve on the committee. Any resident interested in working on this committee can contact Jose.

Fire Extinguisher Use: The Board discussed a recent act of vandalism with a fire extinguished. One of the fire extinguishers in a hallway cabinet on the fourth floor was discharged in the fourth floor hallway.

Water Shut Downs: Janet Fisher reported that there have been a number of complaints regarding water shut downs in the building.

Storage Lockers: Dan Chalifoux is in the process of determining which storage lockers are not assigned to units. These storage lockers would then be available for rent and assigned on a lottery basis.

Air & Water Show: The parking rates during the Air and Water Show in August will be \$20 per day for outside vehicles.

Landscaping: Denise Antonucci reported on the sidewalk garden areas.

Internet and Cable Update: Stu Baker has circulated a survey to the owners regarding internet access.

Sales Contracts: Janet Fisher made a motion, which Amy Dickinson seconded, that the Board not exercise the right of first refusal for the sale of the following unit: 11BN (sale price of \$299,700). The motion passed unanimously.

VI. Management Report

The Board reviewed and discussed a written management report dated July 20, 2005 prepared by Dan Chalifoux.

VII. Unit Owners Comments

VIII. Adjournment

The meeting was adjourned at 10:15 p.m.

Owners are reminded that the approved Minutes from Board Meetings are posted on the Association's website. (thepierre.com)

Respectfully submitted by,
Mary Gootjes
Secretary