

The Pierre Condominium Association

MINUTES OF BOARD OF DIRECTORS MEETING

October 22, 2003

I. Meeting called to order: 7:35 PM

The following directors attended: Manuel Silverman, Bob Doak, Janet Fisher, Denise Antonucci, Adam Landsman, Ed Burnes, Mary Gootjes, Sondra Bailey.

Joe Bright of Wolin Levin and Head of Maintenance Aaron Jewell were in attendance.

II. Approval of Minutes:

Motion to Approve minutes of September 17, 2003 meeting by Adam Landsman;
Seconded by Janet Fisher. Motion passed unanimously.

III. Treasurers Report: Attached is the Report prepared by Treasurer Bob Doak.

IV. Old Business:

A. Hallway Design Committee Report

Neena Konon reported on the Corridor Repair and Replacement Project. She reported that 65 owners responded to the first survey. 26% of these respondents said that the first proposal was either too dark or that they wanted more choices. As a result of the first survey, four color designs will be presented to the owners within the next week for another vote.

Neena obtained bids for the various phases of the project and presented a Budget to the Board. Bob Doak made a motion to authorize the ordering of the lighting, the door hardware and the kickplates. Manuel Silverman seconded the motion. Ed Burnes abstained and all others voted in favor of the motion.

B. Building Staff & Building Projects

New Doormen: The board continues to draft a "Doorman's Manual."

New Janitor: David Delgado has been hired as a janitor and so far has been doing a good job.

Painting: The vestibule outside of the Freight elevator will be painted before the next meeting.

Second Floor Ramp: Aaron Jewell installed a wooden ramp and railings on the second floor stairway to the storage lockers, racket ball courts and laundry room. Denise Antonucci will investigate whether the new ramp is in code violation because of the slope.

Building Entrance Ramp: A new Portable Ramp for the front door steps will be arriving next week.

Bicycle Storage: The board is forming a committee to investigate an updated bike storage system for the garage. If you would like to participate in this committee please contact Mary Gootjes (Unit 6cs).

Exercise room: Adam Landsman will get some pricing on a new piece of equipment (such as a Stair Master or an elliptical trainer) for the exercise room.

Pool: Joe Bright will follow up on the repairs of the rust spots on the new coating on the pool.

Cable Wiring: Scott Gelman reported on the continuing investigation of a possible change in the cable wiring and cable provider for the building.

Outdoor Plants: There was discussion regarding the planting of fall plants in the flower beds, the proper maintenance of the spring and summer plants, and the alleged failure to pick up trash that collects in the flower beds.

Trees: The trees in front of the building need to be trimmed. Joe Bright is asked to investigate this.

C. Real Estate Tax Valuations

The Association has retained the law firm of Worsek & Vihon.

D. Parking Garage

Treasurer Bob Doak reported on the parking garage. He reported that garage capacity is 116 cars. We are at a nearly full capacity with 111 cars parking on a monthly basis. Of this, 75 cars are from units and the rest are outside parkers. The standard rate for an outside car is \$270/month. There was a discussion regarding the possibility of entering into a long term lease with the Belden Stratford Hotel for 12 parking spaces. Currently, the Belden Stratford rents 10 spaces on a monthly basis for a discounted rate of \$225/month/car. After discussion, the Board decided not to enter into a long term lease with the Belden Stratford at this time.

V. Adjournment

The meeting was adjourned at 9:40 PM and went into closed session.
Respectfully submitted by Secretary Mary Gootjes

X:\Shared\MEG\BOD-PIERRE\Minutes October 22, 2003 - 01.doc