

The Pierre Condominium Association

MINUTES OF November 15, 2006 BOARD OF DIRECTORS MEETING

I. Call to Order

The Board of Directors meeting was called to order at 7:45 p.m. A quorum was noted. The directors in attendance were: Stu Baker; Janet Fisher; Mary Gootjes; Denise Antonucci; Bob Doak; Randy Mehrberg; Amy Dickinson (arrived at 8 pm); and Jose Gomez (arrived at 8:25 pm). Absent: Marc Feliciano. Dan Chalifoux from Wolin-Levin and Titus Ghica were present.

II. Approval of Minutes

Stu Baker made a motion, which Janet Fischer seconded, to approve the October 2006 minutes.

III. Treasurer's Report

Treasurer Bob Doak did not prepare a written report since the full report was not available from Wolin-Levin. Bob reported there are no significant changes from the October report.

The board discussed a draft 2007 Budget, which includes a 3% increase in assessments. The board discussed the garage parking budget, which does not include an increase. Bob Doak moved to approve the proposed budget, which Stu Baker seconded. The motion passed unanimously. The proposed budget will be distributed to the unit owners.

IV. Management Report

The Board reviewed Dan Chalifoux's written management report dated November 18, 2006. Bob Doak made a motion, which Stu Baker seconded, to accept proposal no. 329 by Monroe Heating & Cooling dated 1/15/06 to perform maintenance on boiler no.1 for \$6,210. The motion passed unanimously

V. Building Engineer's Report

The Board reviewed Titus Ghica's written report:

(October 18 through November 15)

Services done in above period:

- Made a repair to the back alley (concrete repair)
- Installed hot water backup pump. Now running!
- Turned ON the baseboard heaters
- Installed the holiday lights on the trees in front of the building
- Repaired 3 broken fans on the roof.
- Moved back (into the lobby) the doormen station

- Prepared the new mail box keys, (made adjustment)
- Canopy taken down from the swimming pool.
- Water shut off from the 3rd floor patios
- Completed maintenance to the “stand by” boiler
- Power washed the entire garage
- Daily monitoring of the LOBBY major project
- Every day Service Requests
- Lights are back on the 3rd floor
- Completed window washing

Things to be done soon:

- Heavy maintenance to the primarily boiler
- Major project (lower Garage)
- Replace the Water (cooling) Tower (Not done, yet!)
- Lobby, major project
- 15 more shut off valves to be done next year

REMARKS

- I want to thank every owner for their understanding, cooperation and nice feedback I get almost every day. If I look good is because of Ali, Sal, David, Juan, Fred, Tom, Eddy.

-Titus

VI. Committee Reports

Lobby Renovation: David Thomas of Perimeter Builders submitted a proposal for his fees for overseeing the installation of the security system. David Thomas will be asked to come to the next board meeting to discuss the proposal.

Window Committee: Jose Gomez has notified Pete Powers of Klein & Hoffman that he has been selected as the consultant. The board discussed a letter from an owner regarding Jensen Windows.

Security: Janet Fisher and Stu Baker presented proposals for expansions to the building security system. Investigation continues.

Exercise Room: Two new treadmills and one recumbent bike will be purchased.

VI. Old Business

None.

VIII. New Business

None.

IX. Unit Owners Comments

None.

X. Adjournment

The meeting was adjourned at 11:20 p.m

Minutes from Board Meetings are posted at www.thepierre.com

To send an email to the Board of Directors please use: theboard@thepierre.com

To send an email to building manager Dan Chalifoux please use: mgmtco@thepierre.com

Respectfully submitted by,

Mary Gootjes

Secretary