

The Pierre Condominium Association

MINUTES OF December 21, 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: Larry Stotts; Bob Doak; Stu Baker; Janet Fisher; Geraldine Kolarik; Amy Dickinson; and Randy Mehrberg. Dan Chalifoux from Wolin Levin was present.

II. Approval of Minutes

The October and November minutes were approved.

III. Treasurer's Report

THE PIERRE CONDOMINIUM ASSOCIATION TREASURER'S REPORT BOARD MEETING 12/21/05

For the eleven months ended November 30, 2005, the association has an operating cash surplus of \$50,554.

The current forecast for the calendar year 2005 shows operating income of \$52,565, \$6,261 below the last forecast and \$25,823 below the budget of \$78,388. 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 \$20,000 to budget and \$25,000 to last year). Other variances to budget include; HVAC (\$10,000 negative), supplies costs (\$12,000 negative), exterminating (\$4,000 negative), uniforms (new uniforms cost of \$5,000 negative), rental apartment income (\$14,300 negative) and scavenger rebate income (\$15,450 positive). In the non-operating category, we expect to spend about \$25,000 remodeling the Association's rental apartment, \$6,000 was spent on new carpet for the Engineer's apartment and \$21,778 was spent on a new chiller compressor.

At 11/30/05, The Pierre Condominium Association had cash balances totaling \$931,980, invested in bank money market accounts and bank C/D's. The special projects loan balance is \$307,592.

I have not received the November garage report as yet.

Respectfully submitted,
Robert Doak,
Pierre Treasurer

IV. Engineer's Report

There was no engineer's report. Painting will continue on the second floor after the holidays.

V. Management Report

The Board reviewed Dan Chalifoux's written management report dated December 21, 2005.

VI. Old Business

Roof: Dan Chalifoux reported that the roof replacement project will continue after the winter season.

Baker Settlement Resolution: The Association's attorneys have obtained the necessary signatures for the settlement agreement.

Past Due Assessments: The Board discussed delinquent assessments and late fees.

Pool Piping Project: The Board discussed replacing pool the piping. Copper piping is not appropriate for the pool; instead PVC 80 should be used. Stu Baker made a motion, which Randy Merhberg seconded, to accept the proposal from Polo Plumbing for the installation of Schedule 80 pool piping for \$8,500. Motion passed unanimously.

Painting Project: Stu Baker made a motion, which Randy Merhberg seconded, to approve the proposal of S&S Painting for the North Stairway painting and wall repairs for \$26,450. Motion passed unanimously.

Chiller Replacement Project: The Board discussed the chiller replacement project. Larry Stotts made a motion, which Amy Dickinson seconded, for management to hire a consult for a price not to exceed \$24,000. Management is instructed to hire the best consultant for the job based on past experience with consultants. Motion passed unanimously.

Unit 11 BN: The Board discussed a letter from Lieberman and Associates regarding the addition of 4 elbows to the existing heating pipe in 11 BN. There is concern about the effect on the rest of the building's load balance. A motion to approve the changes for Unit 11BN was passed unanimously. However, if there are additional costs to the new chiller system incurred as a result of the pipe work being done on 11BN those costs will be incurred by the owner. In addition, as built drawings will be provided by the unit owner for the master unit files.

With regard to renovations of units, the Board discussed the need for "as built" drawings to be provided by owners doing work on their units. These would be provided by the owner at the end of construction. The Board recommends that proper access and service

points are provided to all common elements conduits and risers. Construction plans will be placed in a “master unit files” now being set up by management.

Lintels: We will request a proposal from Wiss Janney to prepare and review bids for the rest of the lintels.

Recycling: The company has not submitted the paperwork. We do not yet know where the bins will be located.

VII. Committee Reports

Cable TV: There is a pro-rated fee being paid to RCN until we make the changeover to MDU Communications, which should take place in mid January. We will be paying the full retail rate instead of the bulk rate during that period. There have been many problems with installation in some units. Follow up has been initiated with MDU. Owners will receive a communication asking them to report damage to the door staff.

Fire & Life Safety: Gera-Lind Kolarik reported that she is continuing to work on fire and life safety issues.

Exercise Room: Denise Antonucci presented a written report on the proposed plan and costs. The Board discussed a multi year plan to replace and upgrade equipment. Investigation continues.

Architectural: The committee had no report.

Lobby Renovation: This newly formed committee consists of Larry Stotts (Chairperson), Denise Antonucci, and Michelle Schara. Any owner is invited to participate on the committee.

Windows: The Window Committee has been reconvened. Larry Stotts volunteered to chair this committee. Gera-Lind Kolarik, Gail Ruden and Jill Pack volunteered to serve on the committee. Any owner is welcome to join this committee.

VIII. New Business

Rental Policy: A new rule will be distributed to owners for comments. The Board discussed whether there must be a 30 day period. The Association attorney recommends a shorter period.

Baker Settlement: The attorneys have received releases from all named plaintiffs. The Association should be receiving the money in mid January. The money from Case should be received in mid February. There is pending arbitration with an owner regarding coverage of their legal fees. Randy Mehrberg has reviewed the 130 page bill from the law firm HSP through October (\$592,000). He advised that the bill is fair.

Randy Merhberg made a motion, which Bob Doak seconded, to approve payment of \$200,000 to HSP as a gesture of good faith. Motion passed unanimously.

IX. Unit Owners Comments

An owner advised that there are problems with the dishwasher from the units above 5ES that are caused spillover.

X. Adjournment

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

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

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

To send an email to our Management Company use: mgmtco@thepierre.com

Respectfully submitted by,
Stu Baker Acting Secretary and
Mary Gootjes Secretary