



**THE PIERRE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES**

Pursuant to notice duly given, a Board of Directors Meeting of the Pierre Condominium Association was held on February 17, 2000 at 7:30 p.m. in the hospitality room.

Attendance was recorded as follows: Directors: Stu Baker, Wayne Lau, Gail Ruden, Laraine Spector, Barbara Sherman, Gera-Lind Kolarik, Randy Mehrberg; Jay Burris, PM-Vanguard; Recording Secretary, Debra Russo.

**I INTERIOR DESIGNER PRESENTATIONS:**

Mr. Baker stated that the Board is in agreement on the importance of improving the aesthetic appearance of the building and intends to move forward with the redecoration project. He indicated that it was important to determine the scope of the work and the budgetary lines that accompany the project. He explained that two interior designers have been invited to make a presentation at tonight's meeting and two more designers will be scheduled for next month's meeting.

**a) Darcy Bonner Associates**

Mr. Bonner presented his portfolio, highlighting several projects completed by his firm, ranging in price from \$300,000 to \$15,000,000. Mr. Bonner described his initial impression of the building's lobby and hospitality room and suggested various possibilities for improvement. He also outlined his firm's responsibilities and explained how the project would most likely be implemented.

**b) Doug Nickless**

Mr. Nickless spoke briefly of his experience, which consisted mainly of residential single family homes and condominiums. Mr. Nickless would require a \$5,000 retainer to be applied to his hourly rate. When asked for his initial thoughts on the building, he suggested maintaining a "Deco" style throughout the building.

**II CALL TO ORDER:**

The meeting of February 17, 2000, was called to order at 8:26 p.m., by Board President Stu Baker. Mr. Baker welcomed attending owners. A quorum was noted.

**III SECRETARY'S REPORT:**

Mr. Lau reported that the Board had been given the opportunity to review the minutes of January 20, 2000 in advance of the meeting, and reviewed the proposed changes. Mr. Lau called for final comments or corrections to the suggested amendments for the minutes of January 20, 2000. Amendments were noted accordingly.

Upon motion duly made, Ms. Ruden motioned to approve the minutes of January 20, 2000 as amended, seconded by Ms. Kolarik, and unanimously carried, the following resolution was approved:

**RESOLVED** – That the Board of Directors of the Pierre Condominium Association, hereby, approve the minutes of January 20, 2000, as amended.

**IV TREASURER'S REPORT:**

Mr. Zabors was not in attendance. A financial report was not presented at this meeting.

**V MANAGEMENT REPORT:**

**a) Rental Unit**

Management reported that unit 5AS was cleaned and painted to improve desirability. The current lease price is \$1,500.00/month. Ms. Spector suggested the Association sell the unit and apply the funds toward other building improvements. The Board indicated that the issue had been previously discussed with the Association's treasurer, and, he advised that the capital gains tax would make that option unfavorable. Discussion was tabled until Bob Zabors could be present at a meeting to clarify his points for the benefit of Board members who weren't present to hear his comments previously.

### **b) Pump Repairs**

Management reported that a noise complaint on the 11th floor turned out to be a problem with one of the circulating pumps. The pump was removed to be rebuilt. The second circulating pump will be rebuilt when the first one is reinstalled. The sump pumps will be restored as well.

### **c) Annual Audit**

Management reported that the annual audit is in process.

### **d) Janitor Residence Compensation**

Ms. Sherman requested an explanation of \$1,800 contained in management requests for the apartment allowance for the head janitor, as the Board had previously indicated to management that the allowance should be negotiated on the basis of 1/2 the rental value of a one-bedroom apartment as provided in the union contract, not a three-bedroom apartment. There was discussion of the value of a one-bedroom apartment on the second floor, in view of the fact that the Association's 5th floor unit has not yet been rented at the requested rate. Jay Burris stated that he would discuss reduction of the allowance with the head janitor on the basis of 1/2 the value of a one-bedroom rather than 3 bedroom unit. Ms. Sherman also inquired whether the head janitor's non-occupancy of an apartment on premises and the amount of the allowance needed to be negotiated with the unit, as that was her recollection. Mr. Burris stated that negotiation with and/or agreement of the union was not required and that only the employee's agreement was required.

### **e) Cable Disruption**

Management reported that the CN tier recently lost cable service when the cable line was disconnected by a contractor while renovating a unit. Management indicated the problem had worsened by the fact that there was no proposal from any unit which was undergoing renovation that would affect the cable. The Board discussed various problems that occur when owners and/or their contractors neglect to follow proper procedures.

### **f) Plumbing Repair**

Management reported that the janitor had loaned a unit owner one of the building's power rodders to unclog a drain. Unfortunately, they broke the rod off and it became lodged somewhere in the piping system. Although the owner has reimbursed the building for the broken rod, the difficulty will be in locating and removing the broken portion of the rod. The Board authorized Management to proceed with the necessary plumbing repairs which will be recovered from the unit owner.

## **VI OLD BUSINESS:**

### **a) Rules and Regulations**

A prototype sample of the Rules and Regulations was presented to the Board.

Wayne Lau was acknowledged for donating his time and expertise in creating a professional, high quality rules booklet. Ms. Ruden reported that the Association's attorney reviewed the proposed rules, responded to questions, and noted corrections in specific wording that will be incorporated into the final version of the booklet.

## **VII NEW BUSINESS:**

### **a) Satellite Dish**

The Board discussed an owner's request for approval to attach a satellite dish to the exterior of the building or on the roof. The owner indicated a need to access channels that are unavailable through the current cable system for business purposes. Management reported that consultation with the Association's attorney confirmed that it's prohibited by the Declaration. Mr. Baker will contact the owner to suggest other possible options, including digital subscription lines.

### **b) Damaged Flooring**

An attending owner expressed the difficulty his family is experiencing in living with the damaged concrete flooring in his unit. Mr. Baker informed the owner that the engineers have prepared specifications to correct the problem, but, they've recommended that repairs be postponed until the building has stopped moving. The damage, affecting AN and BN units, runs along the building's joint or "fault line", and is not considered structural. It may have effected all units in those tiers. Repairs will ultimately be scheduled to include several units at the same time. Wiss, Janney, Elstner Associates will be asked to recommend a temporary solution to improve conditions.

The Board also reviewed documents from WJE and the Association's attorney that will be distributed to all AN and BN units instructing them on how to proceed with repairs if they decide to not wait until the entire building is repaired. Those documents will be distributed to those unit owners as soon as possible.

**c) Garage Contract**

Several Board members met with Pioneer Parking and Standard Parking to discuss their proposals and compare the advantages of a lease agreement versus a management agreement. The main objective being to operate the garage in a manner most advantageous to the building and unit owners.

A management agreement would be more labor intensive for the Board and would involve paying management fees, employee salaries, repairs, etc.

Standard Parking offered \$40,000/year on a lease agreement; Pioneer Parking offered \$30,000/year. Standard offered several additional options, with a six-month surveillance period to re-consider those options. Pioneer offered to make minor changes. The annual operating statement for both companies was estimated at approximately \$215,000.

Wayne Lau will contact Bruce Cohen to negotiate a lease rate comparable to the rate offered by Standard Parking. Standard Parking will be asked to submit a revised lease agreement. Wayne Lau, Stu Baker and Randy Mehrberg will review both agreements and present the final contracts to the Board at the next months Board meeting.

**VIII OWNERS COMMENTS/QUESTIONS:**

Mr. Baker called for comments or questions from attending owners. There were none.

**IX RECESS/ADJOURNMENT:**

With no further business to come before the regular Board meeting and upon motion duly made, seconded, and unanimously carried, the meeting recessed into executive session at 10:55 p.m.

The executive session concluded and reconvened into open session at 11:32 p.m.

It was noted to the Board they should advise unit owners of the following:

- Our building is still undergoing some movement,
- Unit owners are to be observant and look for and report additional damage or cracking,
- Contact Jay Burriss to notify The Ritter Group and Wiss, Janney, Elstner Associates of their new damage,
- They should NOT make repairs unless absolutely necessary until the 2120 Project is completed and fully loaded.

Upon motion duly made, seconded, and unanimously carried, to adjourn the meeting at 11:35 p.m.

Respectfully Submitted,



Wayne Lau, Secretary  
The Pierre Condominium Association

Debra Russo, Recording Secretary