

# The Pierre Condominium Association

## MINUTES OF June 16, 2004 BOARD OF DIRECTORS MEETING

### **I. Call to Order**

The Board of Directors meeting was called to order at 7:45 p.m. by Treasurer Bob Doak. A quorum was noted and the directors in attendance was recorded as follows: Bob Doak; Sondra Bailey; Denise Antonucci; Larry Stott, Mary Gootjes; Gera-Lind Kolarik (arrived at 8:30 pm). Others: Joe Bright from Wolin-Levin.

### **II. Approval of Minutes**

Sondra Bailey moved, and Larry Stott seconded, to approve the minutes from the May 2004 meeting. Motion passed unanimously.

### **III. Treasurer's Report**

The Treasurer's Report was discussed. Bob Doak advised that there is a budget overrun in the health and welfare numbers because the budget schedule prepared by Wolin Levin did not include the correct costs for health and welfare.

The Board discussed the building's investment portfolio, which is in money market and certificates of deposit at the Harris Bank. Larry Stott moved, and Sondra Bailey seconded, that a \$100,000 Xerox bond be sold at 97.5 or above. The motion passed unanimously. After the sale of this investment, all of the Association's funds will be invested in either Bank CDs or money market funds.

Bob Doak advised that the building's insurance policy issued by Chubb has been renewed. The premium costs were less than what was anticipated. The Association now has a \$10,000 deductible, which added to the favorable premium that Bob Doak negotiated.

### **IV. New Business**

#### **A. Request for Exception to Pet Rule**

Rob MacIntyre, a tenant in Unit 11BN petitioned the board to allow his pure bred Rottweiler to live in his rental unit. The dog weighs 72 pounds and is 8 years old. Mr. MacIntyre, who has three young sons, describes the dog as well tempered. The tenant requested a two week or month long trial period. The Board took the matter under advisement.

#### **B. Request to Film in the Lobby**

Christopher Ripley, the 16 year old son of a unit owner, has petitioned the Board for permission to use the lobby as a film set for a film he is making for a school project. He would like to use the lobby on two evenings after 9 p.m. in July. The Board requires that

the owner assume liability for any accidents. The Board will take the matter under advisement.

### **C. Status of Building Projects**

Wrought iron painting: Joe Bright advised that 3 bids for this project have been received ranging from \$7590 to \$9467. Joe will talk to the two low bidders regarding the scope of the project.

Floor tiling in the garage office: The garage office will be retiled with the black & white tiles.

Pool surfacing: Joe Bright advised that this project will be completed by Rainbo after the current pool season.

Roof replacement: There will be a meeting on June 24, 2004 regarding the roof project.

### **D. Rules and Fines for Protection of the Hallways**

The Board discussed how to protect the newly renovated hallways from damage due to construction projects and moving. The maintenance committee will draft a proposal regarding possible types of fees and fines.

## **V. Old Business**

### **A. Hallway Renovation**

Joe Bright reported that the problem with the wooden baseboards in the hallways has been resolved.

### **B. Pet Rule Violations**

The Board discussed implementing a fine for pet rule violations.

### **C. Landscape Committee**

McAdam Landscaping has planted the flower beds in the front of the building.

### **D. Approval of Sales Contracts**

Bob Doak made a motion, which Mary Gootjes seconded, that the Board not exercise the right of first refusal for the sales of the following three units: 4AN (sale price of \$325,000); 5DS (sale price of \$310,000); and 8BN (sale price of \$255,000). The motion passed unanimously.

### **E. Limitation on the Number of Rental Units**

The board discussed the issue of limiting the number of rental units. The Board reviewed the portion of the March 2004 minutes that addresses this issue.

**F. Letter from President of Wolin Levin**

The Board discussed a letter dated June 8, 2004, from Robert Levin, president of Wolin Levin. Mr. Levin's letter advises that Wolin Levin has closed on a partnership with FirstService Corporation. The name Wolin-Levin will not change.

**G. Lobby Office Phone Usage**

The doormen are allowed to use the telephone in the receiving room for building-related matters. Doormen are not to use the telephone for personal use.

**VI. Management Report – by reference**

**VII. Unit Owners Comments**

None.

**VIII. Adjournment**

The meeting was adjourned at 9:30 p.m., at which time the Board went into a closed executive session.

Respectfully submitted by,  
Mary Gootjes  
Secretary