

# The Pierre Condominium Association

## MINUTES OF January 19, 2005 BOARD OF DIRECTORS MEETING

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

The Board of Directors meeting was called to order at 7:32 p.m. A quorum was noted. The directors in attendance were: Gera-Lind Kolarik; Stu Baker; Bob Doak; Janet Fisher; Mary Gootjes; Denise Antonucci. Absent: Randy Mehrberg and Larry Stotts. Building Aaron Jewell attended. Dan Chalifoux from Wolin Levin attended.

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

The minutes from the December 2004 meeting were approved.

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

The financial information was not available in enough time for the treasurer to prepare a report.

### **IV. Old Business**

TV/Cable/Internet Update: Stu Baker and Dan Chalifoux will try to confirm the letter from RCN regarding "Digital Plus" video platform. Stu will make a presentation at the February meeting.

2<sup>nd</sup> Floor Projects: Aaron Jewell reported on the status of the second floor ramp project. Aaron Jewell reported on the status of the tiling project for the hallway along the racket courts and storage lockers. Bids will be solicited for this project

Fire Safety Committee Update: Gera-Lind Kolarik volunteered to develop an evacuation plan. The Board discussed providing new fire extinguishers to units and recharging existing extinguishers.

Architectural Committee Update: Stu Baker and Denise Antonucci reported on the committee's work relating to the construction rules. The committee will be presenting written proposals at the February meeting.

Common Element Repair Update: Aaron Jewell reported on the status of the repairs.

Garage Issues: The Board discussed issues such as proper sign-up of the cars and cleaning of cars.

Doorman Uniforms: Dan Chalifoux will investigate uniforms, an overcoat for the doorman and umbrellas.

Baker Litigation Update: The Baker trial has been rescheduled for August 2005.

Property Value Survey: The Board has previously discussed the possibility of restricting the number of units that may be rented or leased. The Board believes that such a limitation would be beneficial to the building. The Board has prepared a draft letter and survey regarding renting units. This survey will be distributed to owners with a return date of February 5, 2005.

## **V. New Business**

Elevator Flooring: The Board discussed installing hallway carpet in the elevator floors.

Feedback regarding Tom Fallon (Doorman): Tom's probationary period ends on January 20. The feedback has been positive and the consensus is that Tom is doing a good job.

Lobby Coffee Table – Repair/Replace & Chairs: Aaron recently cleaned the leather chairs in the lobby. The chairs and carpets will be cleaned in April.

Storage Lockers: The issue of renting empty storage lockers was discussed. The Board will conduct a lottery to rent extra lockers.

## **VI. Management Report**

Dan Chalifoux presented a written management report.

## **VII. Unit Owners Comments**

An owner noted that the exercise room needs another plastic book holder and that the TV remote seems to disappear sometimes.

The unit signs in the hallways across from the elevators need repair.

An owner noted that the parking sign located outside the garage door is blowing away.

An owner noted that the garage doors are dirty and the carpets are dirty. Aaron replied that the hallway carpets are scheduled for vacuuming twice a week.

An owner brought a problem with ice build up on the unit windows.

An owner recommended that a "Welcome Packet" be prepared and distributed to new owners. A committee was formed to prepare a draft "Welcome Packet" for the Board's review and approval.

An owner mentioned that she has been asked by the parking attendant to get her car from the ramp.

Bob Doak brought up a request by a resident to store a drafting table and a locked cabinet

in the hobby room. The Board decided that this would not be allowed.

### **VIII. Adjournment**

The meeting was adjourned at 9:28 p.m. and the board went into executive session.

Upcoming 2005 Meetings will be held on:

March 16

April 20

May 18 (ANNUAL MEETING)

June 15

July 20

August 17

September 21

October 19

November 16

December 21

The approved Minutes are posted on the Association's website. ([thepierre.com](http://thepierre.com))

Respectfully submitted by,

Mary Gootjes

Secretary