



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

**I CALL TO ORDER:**

The "Special" Board of Directors meeting of April 1, 2003 was called to order at 7:40 p.m. by Board President Adam Landsman. A quorum was noted. Attendance was recorded as follows: Directors: Wayne Lau, Bob Doak, Bill Waterston, Denise Antonucci, Adam Landsman, Edward Burnes, Randy Mehrberg, Barbara Sherman. Others: David Thomas, Perimeter Builders; Neena Konon, Nicholai Limited.

**II JOINT REPAIRS UPDATE AND REVIEW:**

**a) Units 7AN, 7BN, 10AN, 12BN and Hallway Drywall Repairs** Mr. David Thomas of Perimeter Builders was present to present the Board with a progress report on the drywall removal and replacement that has been performed on four units and the hallways to date.

Mr. Thomas covered in detail the process of drywall removal and the extent of framing corrections necessary to repair the cracks by installing an expansion joint at the separation between the two portions of our building.

He presented an Inspection Report for the full scope of work required on all floors as well as a Time and Materials Log for the unit work completed through March 31, 2003.

Mr. Thomas suggested that approximately two weeks of construction would be required for each unit or hallway being repaired.

Specifics regarding several of the problems he encountered were covered in detail: – leveling and feathering the floor or concrete slabs on each side of the joint, – reconstruction of the flooring on 12, – inherent problems in replacing doors and/or door frames, – flooring finishes and wall coverings, – access to units for some of the repair work, protection and filtering for the construction dust.

**b) Special Open House for AN/BN Renovations** A special open house will be conducted by Mr. Thomas for unit owners wishing to view concrete and drywall renovations in one of the AN and BN units.

***Interested unit owners should meet at unit 10AN at 11:00 a.m. on Saturday morning April 5, 2003. Be prompt.***

On Saturday for one hour, Mr. Thomas intends to spend approximately a half hour period in 10AN to review the construction work in progress on the concrete slab and the drywall cracks, and will answer questions concerning the joint repairs between the two portions of our building, he will then proceed to unit 7BN to view the completed renovations. This open house is intended to give the AN and BN unit owners some insight to the work required to repair the cracks and install the expansion joint in both the floor, walls and ceilings within the units.

### **III RESIDENT HALLWAY RENOVATION PROJECT:**

**a) Resident Hallway Renovation Contract** Renovation committee chairperson Denise Antonucci informed the Board that she will remain as chairperson on the renovation committee and follow through with the committee's research/input and communicate to the design firm of Nicholai Limited with Neena Konon on the hallway renovation project and recommended that the Association engage Nicholai Limited and approve the budget and proposal for design and project management services related to the hallway renovation project at a cost not to exceed \$28,475. The proposal and scope of work outlines working with the renovation committee and preparing final design specifications and materials, presenting final concepts to the Board, contracting suppliers and installers and follow through with the project implementation.

Mr. Landsman, Association President summarized the scope of the project clarifying that this project is a repair and replacement project versus a capital expenditure project.

**b) Questions and Answer Session** A Q/A and discussion period followed. Mr. Burnes asked for a cost breakdown for the originally estimated \$375,000 – \$425,000 project. Mr. Doak, association treasurer gave a breakdown of all the facets of the project including: wallcoverings, carpeting, doors and hardware, door frame repairs and or replacements, millwork, and painting and gave a comparison to the Travelers Insurance settlement received. Neena Konon also gave a breakdown of her proposal for comparable facets as a comparison, wallcoverings – \$120,000, carpeting – \$56,000, doors – \$55,000 and door hardware – \$35,000, (door frame repairs and or replacements would be by renovation contractor), millwork – \$150,000, and painting – \$10,000.

Mr. Burnes suggested an alternative to the single proposal to engage Mr. Thomas of Perimeter Builders and get a comparison proposal. A motion by Mr. Burnes for the Association to obtain a proposal from Perimeter Builders for the same scope of hallway renovation work was discussed but not seconded and later withdrawn.

Mr. Mehrberg presented a summary of the discussed issues. Motioned by Mr. Mehrberg, seconded by Mr. Burnes, and unanimously carried, the following resolution was approved:

**RESOLVED** That the Board of Directors of the Pierre Condominium Association, hereby, approve a budget for the hallway renovation project at maximum total cost not to exceed \$400,000, and to receive revised proposals from two firms, Nicholai Limited and Perimeter Builders for Board review before the April Board meeting, and at said meeting a vote will be taken to approve one of the proposals.

*In Favor: Mr. Lau, Mr. Doak, Mr Waterston, Ms. Antonucci, Mr. Landsman, Mr. Burnes, Mr. Mehrberg, Ms. Sherman.*

Ms. Antonucci suggested that she will forward to each Board member a breakdown of the structure on how an interior design proposal works.

### **IV ADJOURNMENT:**

With no further business to come before the Special Board meeting, and upon motion duly made and unanimously carried, the meeting adjourned at 10:05 p.m.

*Respectfully Submitted,*

*Wayne Lau  
Secretary, The Pierre Condominium Association*