

# **The Pierre Condominium Association**

## **MINUTES OF BOARD OF DIRECTORS MEETING**

*September 17, 2003*

### **I. Meeting called to order: 7:35 PM**

The following directors attended: Manuel Silverman, Bob Doak, Janet Fisher, Denise Antonucci, Adam Landsman, Ed Burnes, Mary Gootjes-Davis, Sondra Bailey (left the meeting at 10 pm).

Joe Bright of Wolin Levin and Head of Maintenance Aaron Jewell were in attendance.

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

Motion to Approve minutes of August 20, 2003 meeting by Adam Landsman; Seconded by Janet Fisher. Motion passed unanimously.

**III. Treasurers Report:** Attached is the Report prepared by Treasurer Bob Doak.

### **IV. New Business:**

#### **A. Roofing consultants.**

The Board reviewed proposals for a roofing consultant. Bob Doak made a motion to retain Rath, Rath and Johnson to provide services that include evaluation of the existing roof, setting up bid process and overseeing the project for a cost of \$8,548.00. Manuel Silverman seconded the motion. The motion passed unanimously.

#### **B. Pool Closing**

The pool will be closed on Monday September 22, 2003. Residents are reminded that the rooftop barbecues may still be used but children are not allowed on the roof when the pool is empty. The Pierre's Rules state: "During the period the BBQ is open, but before or after the pool is open, only adults are permitted on the roof."

#### **C. Additional Maintenance Staff**

A proposal dated 9/17/03 for a Full Time Class C Janitor was prepared by the Head of Maintenance Aaron Jewell and presented to the board. Adam Landsman made a motion to hire a Class C Janitor pursuant to the proposal. Discussion was held. Janet Fisher seconded the motion. Ed Burnes abstained from voting. The motion passed unanimously with seven votes.

The need to install a ramp on the second floor stairway to the storage lockers, racket ball courts and laundry room was discussed. Aaron was directed to install a wooden ramp and railings.

Garage cleaning by an outside service has started but will be terminated once a new janitor is hired.

## **V. Old Business:**

### **A. Hallway Design Committee Report.**

Neena Konon presented a status report for the Corridor Repair and Replacement Project.

First, Neena advised the board that she is very pleased with the effort being made by all committee members. Neena expressed her appreciation to the members of Hallway Design Committee, all of whom have provided a great deal of creative input.

Second, Neena will provide cost quotes at the next meeting.

Third, by next week, Neena will display the proposed design in the lobby. Before any construction begins, Neena will post a construction schedule in the lobby.

Fourth, Neena had suggested during the August meeting that the board look at the possibility of changing the numbering system of the units as part of the renovation. After discussion, the Board decided that due to the possible legal implications of changing the unit numbers, the best solution might be to keep the numbering system as it is and install proper signage on each floor to direct visitors coming off of the elevator.

There was discussion regarding replacing the floor tile on the twelfth floor in areas near the entrance to the pool and the freight elevator. There was discussion regarding rebuilding the raised floor on the twelfth floor hallway. David Thomas of Perimeter Builders advised the board of what rebuilding the twelfth floor would involve and advised the board that rebuilding the floor should be done before the Corridor Repair and Replacement Project begins. The Board will obtain quotes for rebuilding the floors.

### **B. Status of the Expansion Joint and Crack Repair Project**

David Thomas of Perimeter Builders reported to the Board on this Project.

Mr. Thomas reported that floors 5, 7 and 10 are complete. Floors 3 and 5 are complete with the exception of the primer paint. Mr. Thomas stated that Perimeter Builders needs to better advise unit owners of the work schedules. He also advised that delays are possible and probable. Mr. Thomas explained that delays in the project are primarily due to concealed conditions and the fact that the freight elevator is often unavailable when it is being used by movers.

Mr. Thomas stated that the project should be complete by the middle of December and that the corridor repair and replacement project can begin after that time.

The Board stated that lack of communication with the unit owners seems to be a problem. Mr. Thomas apologizes for not giving adequate notice of the status of this construction project. Perimeter Builders will post a construction schedule in the lobby. Mr. Thomas stated that the quality of the work is more important than the speed of the work. Mr. Thomas advised that he will make every effort to keep owners better informed.

### **C. Memorial for Jimmy Oliver**

There was discussion about an appropriate memorial for Jimmy Oliver. The board acknowledged Jimmy Oliver's professionalism and dedication to the unit owners, the children, and the staff for more than 25 years. Denise Antonucci made a motion that \$1000 be spent for the memorial. Manuel Silverman seconded the motion. The Motion passed unanimously.

### **D. Cable Wiring:**

Scott Gelman gave an update on the cable wiring. Mr. Gelman reported that rewiring the building from "loop" to "home-run" is a very costly job. The committee is still gathering proposals.

### **E. Real Estate Tax Valuations**

Adam Landsman made a motion that Ed Burnes, Bob Doak and Joe Bright will review potential attorneys to appeal the Real Estate Tax Valuations. Mary Gootjes seconded the motion. The motion passed unanimously.

### **F. Report on Lawsuits with Travelers and Baker.**

Adam Landsman reported on his conversation with our attorney at Gessler Hughes: First, a court date is scheduled for September 24 to set a trial date with Travelers. A trial with Travelers is estimated to take 3 years. Second, with regard to the lawsuit against Baker, a pretrial order will be entered in the next two weeks.

Bob Doak made a motion to approve an invoice from the law firm of Gessler Hughes for \$44,378.72. Janet Fisher seconded the motion. The motion passed unanimously.

**G. Letter from Wiss Janney**

A letter from the Pierre's engineer consultant from Wiss Janney Elster will be reviewed by our attorneys and then be distributed to unit owners.

**H. Façade Work**

Joe Bright reported that the exterior façade work is complete.

**I. Approval of Unit Sales**

Adam Landsman made a motion to approve the sale of Unit 6DS. Janet Fisher seconded the motion. The Motion passed unanimously. Adam Landsman made a motion to approve the sale of Unit 3CS. Janet Fisher seconded the motion. The Motion passed unanimously.

**J. Unit 10BN**

The board reviewed a letter from the owner of Unit 10BN regarding alleged damage to the unit from pool leaks. The board requests that the owner obtain repair estimates.

**K. Fire Safety Committe**

The Board discussed a report from the Fire Safety Committee, which is chaired by unit owner Larry Stotts. The board will ask Mr. Stotts for his recommendations.

**VII. Adjournment**

The meeting was adjourned at 10:50 PM and went into closed session.

Respectfully submitted by Secretary Mary Gootjes