

# The Pierre Condominium Association

## MINUTES OF *December 17, 2003* BOARD OF DIRECTORS MEETING

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

The Board of Directors meeting was called to order at 7:45 p.m. by Board President Adam Landsman. A quorum was noted. Attendance was recorded as follows: Bob Doak, Adam Landsman, Mary Gootjes, Manuel Silverman, Sondra Bailey and Randy Mehrberg. Others: Joe Bright from Wolin-Levin and building engineer Aaron Jewell.

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

The minutes of the November 19, 2003 board meeting were unanimously approved.

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

Treasurer Bob Doak presented the Treasurer's Report, a copy of which is attached to the Minutes.

### **IV. New Business**

#### **A. Budget Proposal and Reserve Review**

Garage Parking Fee Issues: The board discussed billing errors that resulted in several owners not being billed the full amount of their monthly parking fee.

Randy Mehrberg made a motion that the two owners who owe money to the Pierre due to errors on their monthly parking bills should make a petition to the board if they wish to seek relief from the money owed. Mary Gootjes seconded the motion. Voting in favor of the motion were Randy Mehrberg, Adam Landsman, Mary Gootjes, Manuel Silverman and Sondra Bailey. Bob Doak abstained. The motion was approved.

Building Reserves & 2004 Budget: The board engaged in a lengthy discussion of the budget for 2004. The biggest operating expenses for the building are the doormen and maintenance staff, the liability insurance and the gas utility bill. The biggest capital expense for 2004 is for a roof replacement at an estimated cost of \$250,000. The issue of how much the operating assessment should be increased for 2004 was discussed.

Treasurer Bob Doak explained that a 3% increase in the operating assessment would lead to a \$60,000 contribution to the reserve by year end and a 12% increase would lead to a \$130,000 contribution to the reserve by year end. The board also discussed the option of implementing a capital assessment for 2004 ranging from \$100,000 to \$250,000 and a smaller operating expense increase.

Randy Mehrbreg made a motion that there be no special assessment or capital assessment in 2004 and that the operating assessments be increased by 9%. Bob Doak seconded the

motion. There was additional discussion regarding this motion. Randy Mehrberg and Bob Doak voted for the motion. Adam Landsman, Mary Gootjes, Manuel Silverman and Sondra Bailey voted against the motion. The Motion was not approved.

Manuel Silverman made a Motion that there be a \$100,000 capital assessment to be paid during 2004 and that the operating assessment increase by 4%. Sondra Bailed seconded the motion. Sondra Bailey, Manuel Silverman, Mary Gootjes, Adam Landsman and Bob Doak voted for the motion. Randy Merhberg voted against the motion. The Motion was approved. Treasurer Bob Doak will circulate a letter to the unit owners informing them of the Board's decision.

#### **B. Fire Safety committee**

There was no report on this topic.

### **IV. Old Business**

#### **A. Maintenance checklist**

Aaron Jewell reported on the projects performed between 10/1/03 through 12/17/03:

- Painted basement freight elevator corridor
- Painted freight elevator ceiling
- Painted walkway to freight elevator with anti slip paint
- Removed two trash compactors
- Stained lobby woodwork
- Ran electrical lighting in 11<sup>th</sup> floor crawlspace
- Major cleanup of pump and chiller room
- Replaced 2 valves (one hot water and one cold water valve)
- Replaced 5 shutoff valves

### **V. Management Report by Joe Bright**

The trees have been trimmed.

The ping pong table has been fixed.

The lobby receiving room and office has been cleaned and painted.

The second floor Party room has been painted. The second floor hallway painting will start shortly. The second floor new carpet will be installed after the new year.

Ali has accepted the position of head doorman.

### **VI. Unit Owners Comments**

An owner discussed a problem he has been having with the parking staff. Joe Bright will discuss the issue with the staff.

### **VII. Adjournment**

The meeting was adjourned at 9:50 p.m.  
Respectfully submitted,

Mary Gootjes  
Recording Secretary