

# **The Pierre Condominium Association**

## **MINUTES OF JULY 16, 2003 BOARD OF DIRECTORS**

### **MEETING**

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

The July 16, 2003 Board of Directors meeting was called to order at 7:35 p.m. by Board President Adam Landsman. A quorum was noted. Attendance was recorded as follows: Denise Antonucci, Bob Doak, Adam Landsman, Janet Fisher, Mary Gootjes, Manuel Silverman, Sondra Bailey, Randy Mehrberg (arrived at 7:45 pm) and Edward Burnes (arrived at 8 pm). Others: Joe Bright from Wolin-Levin.

#### **II. Treasurer's Report**

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

#### **III. New Business**

##### **A. Damages to unit 11BN**

The unit owner provided a written estimate for \$10,470.00. The owner advised that repair to the floor is not an option since the floor is warped. The owner will obtain another bid for the work.

Adam Landsman made a motion, which was seconded by Randy Mehrberg, to approve payment of repairs to the second bedroom floor and living room floor, repairs to the second bedroom ceiling and wall, and hotel expenses of up to \$625, for a total not to exceed \$10,470 or the lesser bid. The unit owner agreed that this would be in full settlement of this claim. The motion was approved unanimously.

##### **B. Pool Inspection**

Joe Bright reported that the pool inspection had been performed. This inspection was related to the recent leak from the pool.

#### **IV. Old Business**

**A. Waszak Damage** This matter has been settled.

**B. SEIU Pension fund.** The fund has been paid.

##### **C. Garage Cleaning**

The garage cleaning was done by an outside contractor. There was discussion about hiring the contractor to clean the garage once per month, allowing garage workers to do the cleaning during off hours, or having the building maintenance staff clean the garage. The matter will be taken under advisement.

D. **Drain Repair Eleventh Floor** This has been completed.

E. **Cable Wiring** Stu Baker reported that his investigation is ongoing.

**V. Management Report**

Joe Bright reports that the new table top will be installed for the rooftop barbecue area.

Joe Bright will have the staff inspect and maintain the barbeque grills and grill connections on a weekly basis.

Denise Antonucci will get an estimate for buying a new table for the rooftop area and an estimate for refurbishment of the building's decorative exterior iron grillework.

The issue of changing the rule regarding the late payment of assessments was discussed. One suggestion was to increase the late fee from \$25 to \$50 per month. The matter will be taken under advisement.

The issue of roof repair was discussed. We have spent over \$20,000 this year on roof repairs. Joe Bright will contact consultants regarding proposals for roof replacement, which we anticipate will be paid for from current reserves.

**VI. Unit Owners Comments**

An owner requested that the minutes include the dates of upcoming Board of Directors meetings. Meetings for the remainder of 2003 are scheduled for August 20, September 17, October 15, November 19 and December 17.

**VII. Adjournment**

The meeting went into closed session at 9:05 p.m. and was adjourned at 9:15 p.m.

Respectfully submitted,  
Mary Gootjes  
Recording Secretary

