

Board of Managers' meeting 7/19/21

In attendance: President Wandler, V.P. Oldham, Treasurer Bartsch, Secy. McEncroe, Charlynn Caruthers, and Carl Evans (by phone). Quorum established

Office Manager Janie Royer, and Property Manager Michael Hecht

Called to order at 6:22

V.P. Oldham motioned to approve agenda, Pres. Wandler seconded contingent on it being modified to include discussion on theft problem, unan.

Property Manager's report:

- Martin/Martin report: ~\$25K per condo unit needing remediation due to water and/or roots. \$12,000 to evaluate 8 buildings on site. Secy. McEncroe asked Property Manager Hecht to find out if Martin/Martin's \$12,000 evaluation of buildings will include stamped plans.
- Property Manager Hecht stated that 2 units are experiencing water intrusion. Secy. McEncroe motioned to authorize ASR Company's bid of \$24,184.29 per unit, 7-103 and 1-102 (+10% to excavate area around far ends and electrical boxes, with a performance bond equal to 110% of contract amount and payable to GRCA), Charlynn seconded, roll call vote - unan.
- Need some trees removed – Under line item 1.700.400 we have \$2,500 budgeted for June, and another \$2,500 for Sept. V.P. Oldham motioned Michael to contract for the removal of 3 identified problem trees, and others of concern, not to exceed \$5,000. Unan.
- Wants \$5,000-\$5,700 for pond aeration. No motion proposed
- Pool leakage: President Wandler motioned to authorize Michael to contract for up to \$3,750 to fix leaks after Labor Day week-end, and to defer the \$20,000 deck repair until spring 2022, unan.
- Security cameras – President Wandler asked about starting with "Proof of Concept" at one building, and then determine if we should proceed. Michael told the Board about costs for Comcast and ADT:
 - Comcast: For 8 cameras \$550 one time cost/bldg.. + \$375/month/bldg. (375 X 12 months X 9 buildings = \$40,500)

- ADT – 3 yr. contract 150K not inc. power + \$29/month/camera
- Michael will provide a table for next meeting detailing monthly and annual costs, including installation, and monitoring
- Some discussion of fencing off areas of concern where non-residents are entering the property
- Boiler maintenance - \$88,000/yr. Does that include replacement as needed? Stated he e-mailed 4 quotes from Climate Engineering on ~ 6/30, Secy. McEncroe did not receive, he will resend. No motion proposed

Janie's report – Current policy is that no pool guests are allowed as they may not be vaccinated. President Wandler motioned to allow 4 people per unit, and that residents use them at their risk. Charlynn seconded, Unan.

Charlynn asked that the agenda be modified that Office Manager's report be moved before Property Manager, although not motioned, the entire Board concurred.

Adjourned 9:00 PM

Next meeting: 8/18/21