

March 22,2023 Meeting Minutes

7:30 pm via Zoom

- Call to Order – Roll call of the Board

- Currently three Board members present, (Greg Smith, and Steve Kessler currently absent) (Steve joined later in meeting)
- Property Manager, Marylynn Mendel is also present.
- Reminder that the meeting is being Recorded.

- Pledge of Allegiance

- Approval of the Agenda

- Mark Elser suggested that we add “Reserve Study” under new business.
- Motion to approve revised agenda by Joe with second by Vince. Revised agenda approved 3-0-2

- Approval of Previous Minutes

- March 8 Meeting Minutes, Joe Smith motion, Vince second and approved 3-0-2

- Reports

- Manager Report

- Multiple major Sewer Issues – 3 buildings all repaired by Water Management.
- Storage Lockers – residents are asked to confirm what units they have.
- Adamas, Pump room upgrades in progress
- Bilke Room – Status of Registrations
- Pool Season Prep – Alenco Fence to be scheduled
- Pump room improvements by Crystal Room next week.
- Pool Furniture partial order has arrived.
- Concrete deck around pool, - Crystal Blue notified.
- Tow Company – All City Towing, signs should arrive soon.
- Landscaping – LMS to provide proposal for various improvements
- Office flooring improvements to start soon by Alpha-Omega.
- Mark Elser asked for elaboration.
 - Census forms to be returned by March 31, or fines will be assessed at 25.00 per day.
 - Bike Room must be registered by May 1 and any bikes not registered by that date will be removed.
 - Joe Smith Motion to approve Manager’s report and seconded by Vince Cerminara – Approved as presented 3-0-2

o Treasurer Financial Report

- o Joe Smith – Treasurer presented the Executive Report for the period ending 2-28-23 and reviewed each line item.
- o Spent 45K in sewer repairs over the past month which was not anticipated. Human waste and toilet paper ONLY should be flushed. No grease, no foreign objects.
- o Mark offered clarification on reserve contributions.
 - o Motion to approve financials reported by Joe seconded by Vince and approved 3-0-2.

o Facilities Report and Presidents Report

- o Mark provided brief summary why reserves are necessary and upcoming meter sockets upgrades forthcoming.
- o FYI: AC Electric is suppose to be upgrading smart meters in the coming month. (not affiliated with DCCA activities)
- o Mowing started today. Marylynn to keep oversight over the landscaping.
- o A couple open ended legal matters, hope to have them resolved in near future.
- o Stay tuned for upcoming issues like pool passes, parking policy.
- o Steve Kessler Board member joined meeting.

• Old Business

o N Building Sewer

- o Repairs made and everything seems to be working properly

o Orbit – meter

- o Marylynn sent letter a couple of weeks ago, please return photos of internal circuit panels to confirm compliance with current electrical requirements.
- o 100 amp boxes to be installed.

o Bike Room Rentals/Renewals

- o Bike Room registration addressed above

o Pool Renovations Update

- o To be completed by the end of May.
- o Joe Smith not satisfied with decking! Crystal Blue on Notice.,
- o Steve K. Noted that he is not happy with cleanliness of Crystal Blues work area!

o Pool Lighting

- o Marylynn will attempt to secure upgrade pricing for lamp posts.

o Pool Pass Process

- o Stay tuned for process in coming weeks.
- o Pool pass bands discussed – Amazon has best pricing.
- o Marylynn recommended 4 for 1 bedrooms and 6 for 2 bedrooms.
- o Motion by Steve K, seconded by Joe and approved 4-0-1

• New Business

o Collection Policy

- o Over 75 days late will be turned over to Attorney for Collection, Marylynn will continue to monitor and send out Final Notice letters.

o Invoice Ratification

- o Marylynn reviewed various major invoices for sewer repairs

o T Building Sewer Emergency

- o Marylynn updated emergency repairs completed.
- o Reserve Study by Falcon for 4,250. To update our reserve study.
- o Motion by Joe, Seconded by Steve
 - o Comments by Steve, we need to follow-through on recommendations.
- o Approved 4-0-1

• Comments and Announcements

- o Mark S. Elser – will be holding one open meeting per month, next meeting to be on April 26, 2023 at 7:30 pm.
- o Mark briefly discussed potential parking policy to be implemented. From memory, 2 BR's would get three parking passes and 1 BR would get two parking passes. Parking is limited. Policy not yet approved.

• Public Forum

- o No Public Comments

• Adjournment

- o Joe Smith motion to adjourn and seconded by Steve – Approved 4-0-1