

Condo Board Meeting Minutes

March 8, 2005

Present: Kathryn, Mark, David, Khiem, Sam, Alan Gold

Called to Order at 7:11pm

No minutes to review, as last month we didn't have a quorum.

Financial Report

The close of the 2004 budget shows our association on budget.

Transfer of the reserve money into certificates will take place this spring after close of heating season.

January and February budget results are on plan, even with the additional expense of the porch repairs.

The new heating schedule seems to be working to keep us all warmer in our homes!

Alan talked about the replacement of the main doors to the stacks – the quote he got is for a mid- range price but a model that is sturdy and secure. That is the quote he will provide for us. Mark mentioned not just the door needs replacing but the wood frames as well, which have some rot. Kathryn mentioned we also have rot on the frame that goes from the courtyard out to the parking lot – she will call Michael Paulen (former resident and handyman) and ask him for a quote to fix it.

We have another leak problem in 5920 – the procedure for getting it fixed is in process.

Ongoing Business

Alan brought the jelly pad with him to make the updates to the listings on the front gate. He will show Mark how to use it and then leave it with Mark so that he can make changes in the future.

Alan can get more clickers for the parking gates, but he needs to know the make and model of the clickers themselves. David also mentioned that the south gate is making lots of noise, which apparently is the precursor to the gate breaking down. Alan will call the repair company to come and look at it. Mark also asked if they can look at the gate closing mechanism itself to see how much more life it has left in it – we don't want to pass the point where it would cost less to replace the movement mechanism than to continue to repair it.

Mark asked Alan about the lintels – the lintel is the metal beam that sits above the window, and over time it can take on water, rust, bend, and crack the bricks over the window. We can replace them piece-meal over time as needed. We should start budgeting to replace the ones that are starting to need it. The lintels can also be sustained by caulking around them; normally, they should last around 15 years. However, our builder didn't use the right kind of caulk around them, so they may deteriorate a little faster due to this. Mark and Alan can walk around the building and make a two-pronged

list: the lintels that are in bad shape and need to be replaced and also the ones that should be caulked to protect them.

Deck Painting Plan – David brought in a quote just for labor of the prep work and painting (doesn't include materials) for 22 balconies – doesn't include handrails or doors. These folks were recommended by Thybony. David and Mark will figure out the square footage for all the balconies and David will figure out the paint cost as well. David recommends we have the entire job done by one source to keep a uniformity of appearance amongst all the balconies.

Exterior Brick Work – we have the contract, everything is set, we are just waiting on the weather to turn so that the work can be done.

New Business

Emails – there are a few email addresses that are bouncing back to the Paulina Court listserv. Please update the email you would like to use for that list by emailing Khiem at khiemtran00@aol.com. If you would prefer to not be included on the listserv, please let us know that too.

Mark asked Alan to talk to the Board of the building next door – now that they are being managed by Alan Gold as well, it would be nice if we can talk to them about any ways that we could work together to save costs for both buildings. (e.g., yard work services). Alan will mention this to them and invite their Board to our next Board meeting.

Alan mentioned once the spring comes we should walk the roof to make sure there was no winter damage of any kind.

Also, the outside wood porches need to be power cleaned and re-sealed. This should be done every three years or so, and it's been five years since we did it. Alan guestimates that it might cost between \$2500 - \$3000 per porch. We can split it up, alternating the south and the north sides of the building to spread out the cost.

Also, this Spring the sewer lines are going to need to be rodded out – Alan is handling getting that set up.

Work Weekend Planning – we will pick a date via email within the next month, and then make this topic the focal point of our next meeting.

General Warning – we've spotted raccoons camped out on our dumpsters and even on the cars in the parking lot, so just be aware of our furry friends when you head out a night.