

Paulina Court Condo Board Meeting Minutes

June 10th, 2008

Board: Lori Altman, Terry Brackney, Judi Brown, Kathryn Hallenstein, Mark Hoeve, Sara Zimmerman

Owners: Kate Mohill

Management: Alan Gold

The meeting was called to order at 7:00 P.M.

Management Report

Alan Gold reported on several building repair updates and other issues:

- The minor building code violations that were discovered during the 5912 parapet repair have been addressed and repaired. The repairs included patching the chimney, patching windowsill cracks, and replacing joints between the decorative limestone and brickwork.
- Balcony ceiling and floor deterioration in several units continues to be an ongoing issue, and some balconies that were repaired in 2004 are again beginning to show signs of deterioration. A bid has been received from Marion Construction to continue the balcony repairs but additional bids will be sought.
- Alan suggested that it would be wise to obtain a second opinion to determine the source of the balcony problems and to hire an architectural/structural engineer to review this issue. One bid was received earlier this spring from Kellermeyer Godfryt Hart to investigate our balcony issues, but the bid, which included examining every balcony, was determined to be too costly. To keep costs low, Alan suggested that perhaps two or three of the worst balconies or one or two stacks only be examined.
- Discussion continued concerning the balcony issues. It was suggested that we should set a cost cap to any investigative work that is done. It was also suggested that we have all the roof parapets and lintels (ones that have not been replaced) examined for structural wear and possible sources for water seepage. We have assumed that the damage is due to water seepage but we need to determine the exact causes and sources.
- Alan explained that the balcony repair consists of two phases. First, a polyurethane coating is applied to seal the balcony floors and prevent further water seepage that, in turn, will help to protect the balcony ceilings below. Second, the balcony ceilings will then be repaired or replaced depending upon the extent of the damage.
- The overall board consensus is that we first need to determine the source(s) of the balcony problems, proceed to correct the underlying problems, and then make any additional balcony repairs.

Treasurer's Report

- Judi distributed copies of the current budget report and also a list of our major capital repair projects/costs since 2001 that she had compiled.
- We currently have approximately \$2800 in delinquent assessments with \$2000 of this amount attributed to one owner. Our lawyers are beginning the legal process to collect the outstanding assessments.
- As of May 31, we have consumed 2/3 of our allocated budget amount for heating. We hope that heating costs will not rise too sharply this fall and allow us to stay within budget.
- Other than a few outstanding repair and utility bills, we are on track budget wise.

Old Business

- **Owner Online Survey**

Terry reported that the online owner survey is completed and distributed copies of the preliminary results. There were 22 respondents and several comments and suggestions were submitted by those taking the survey. The overall responses tended to be positive and very constructive. Copies of the survey results will be distributed to all owners and a PDF copy will also be posted on the Paulina Court website. Thanks again were expressed to everyone who participated in the survey and for their valuable and needed input.

- Two minor repair issues were brought to attention. The lock on the basement door in 5916 is still in need of repair as well as the 5912 front door lock. Alan will schedule a repairman to come out to have these repaired, as well as adjust the closing mechanism for the front gate.

The meeting adjourned at 8:10 P.M.

General Reminders and Paulina Court Updates

- **Hot Town, Summer in the City.** Now that warm weather has returned and windows are open, remember that sounds and voices tend to amplify in our courtyard, especially from the balconies and decks. Please be considerate of your neighbors by keeping music and voices at low volume during the nighttime quiet hours.
- **Thanks for pitching in!** Our entryways, stairways and landings are cleaned by housekeeping once a month, so please pitch in to help keep those areas clean and clutter free in between housekeeping visits. This includes disposing of any junk mail, out-dated newspapers, flyers, etc. that accumulate in the entryways, on bulletin boards, and at the front gate.
- **New Board member cultivation.** Want to get involved? Attend the next board meeting. We need your interest, input and support.

Next board meeting: Tuesday, August 12th, 7:00 P.M.