



Board of Director's meeting

June 4, 2020

Meeting called to order at 3:00 p.m.

Attending - Preuett, Sve, Copat, Cook, Nieto, Keefe and Scoggins via phone. Fisher - Resource Property Management, circa - 15 owners.

Elevator Contract – The elevator maintenance contract expires June 15th. Maintenance proposals were solicited from three companies. It was moved to approve renewing the elevator contract with Thyssen-Krupp at a cost of \$742 a month (which is the same cost as the current contract) with a new provision where they will cover the cost of the yearly third-party inspection. **All in favor, motion approved.**

Sprinkler Head Repairs – Four sprinkler heads in the halls of the tower are corroded and in need of repair. It was moved to have the 4 corroded sprinkler heads repaired at a total cost of \$476.23 by United Fire. **All in favor, motion approved.**

Fire Alarm and Voice Evacuation System Contract – The fire alarm and voice evacuation system needs replacement since it was damaged by a power surge. Johnson Controls provided a proposal. The board is soliciting a proposal from a second vendor prior to proceeding. Scott Fisher was asked to contact the insurance company to see if the cost of the replacement might be covered by insurance since it was due to a power surge.

Concrete Repairs and Water Intrusion – Work continues by Munyan to make repairs and seal the tower and villas against water intrusion. Initial work started on the tower south elevation and was performed on a time/material bases as the extent of work was undetermined. Work is now proceeding on the west elevation under a \$26,180 contract. The following additional work has been identified:

It was moved to approve an additional \$12,600 for work on the west elevation with Munyan for extensive stucco repairs and eleven sill replacement at a cost of \$395 each including removal/reinstallation of hurricane shutters, if necessary, for the sill work. **All in favor, motion approved.** The cost of shutter removal and reinstallation will be charged to the unit owner, if required, for the window sill replacement.

It was determined that the inside waterproof coating on the roof parapet is compromised and allowing water intrusion. It was moved to have the inside roof parapet repaired and waterproof coated by Munyan providing a 10-year warranty for \$12,550. **All in favor, motion approved.**

Villa units 215, 217, 219 have damaged lintels with large cracks. It was moved to replace the lintel and repair the stucco on units 215, 217 and 219 by Munyan at a cost of \$12,500. **All in favor, motion approved.**

Additional work is needed on the south elevation to totally complete the work to this side of the tower. It was moved to complete the work needed on the south elevation, repairs/painting to stack #8 and #1, by Munyan at a cost of \$9,280. **All in favor, motion approved.**

Decisions concerning work on the east and north elevations will be discussed and considered upon the completion of the work approved above.

Pool – All pool restrictions due to Covid-19 have been removed by the health department except for 6' social distancing. A limited number of chairs will be put on the pool deck since many residents have left for the season.

Renter Sign Off Sheet - Keefe will draft for the Board's review a single page of critical rules and regulations for renters' review & signature.

Balcony Resealing/Repairs - Maintenance has completed inspection of all balconies to assure concrete/tiles are in good order. 32 balconies were found to need resealing/repairs. Quotes will be solicited for work required and costs.

Entrance Sign replacement – The entry signs to the complex are being redesigned and replaced. It was moved to approve payment of \$3,016.07 (1/2 the cost), plus electric for the sign at the second entrance; the cost to be shared between buildings G & H. **All in favor, motion approved.**

Cloud data storage system – Work is continuing to place association records in a cloud storage system.

Full Time Resident List – A survey was sent to the owners with 26 units responding with full time residents. Response was not comprehensive and several names will be added to the list.

Committee Reports

- Copat reported Building & Redecorating committee working on upgrading atrium mainly with heavy duty cleaning and maintenance at minimal expense.
- Cook reported Security committee working with Code 3 to fix camera on pole at 6382 entrance.

Meeting adjourned at 4:30.