

**Pier 3 Condominium Association  
Board of Directors Meeting  
June 20, 2014**

CALL TO ORDER

The Board of Directors meeting was held on June 20, 2014. President Al Borden called the meeting to order at 7:00 a.m. A quorum was established.

ATTENDEES

Board: Al Borden (President), Ed Collins (Vice President), Jo Ann Benner (Treasurer), Carol Javes (Secretary), Jason DiEgidio (General Member)  
First Service Residential: Marge Plomchok (Community Manager)

DECISIONS MADE OUTSIDE OF REGULAR MEETINGS

1. Social events: The Board approved two events via email.
2. Community Manager: The Board approved Marge Plomchok as our new Community Manager.
3. Meeting date: The Board changed the meeting date for June to the 20<sup>th</sup>.

DECISIONS

1. Meeting minutes: The minutes from the May meeting were approved as amended.
2. Next Meeting: Next meeting date is July 23, 2014 at 7 p.m. This will be an open meeting for owners and residents in the DWRC Board Room. The Executive Session will be held prior to the meeting at 6 p.m. in the Manager's office.
3. Social Event requests: The Board approved two requests contingent upon the owners obtaining the proper insurance riders.
4. Reserve Study: The Board approved the proposal from Becht for the reserve study only.
5. Planter repair: The Board directed Management to continue the repair of the remaining 4 planters.
6. Washer Hose Project: The Board directed Management to contact owners who have not submitted documentation or have had an inspection.
7. Seawall/Apron project: Anchor will have final pricing based on measurements taken this week.

8. Atrium Envelope project: The contract with Klein and Hoffman is signed and we are awaiting a start date.
9. Infrared Testing: Proposals will be finalized to include costs for PECO electrician or qualified electrician.
10. Lobby/Mezzanine Renovation Project: The Board asked for a final schedule by June 27, and will proceed with the design as approved.
11. CAM agreement: Management is working on the reconciliation for Stockton for 2012 and 2013, and is targeting a September completion date.
12. CO<sub>2</sub> Sensor Project: Work is underway.
13. Storm Drain Repair & Asphalt Repair Around Planters – Garage: One drain on the south side of the garage is sinking and is cracked. The contractor will be on-site today, and will provide an estimate for repair. Management will also ask for an estimate for resurfacing the entire garage.
14. Purpose of Planning Committee: The Board voted to convene the Planning Committee when appropriate projects are identified.
15. Pool/Gym Use by Commercial Business Owners: The Board voted against allowing this.
16. Staff Job Descriptions: Management is reviewing roles and responsibilities, and will report changes and proposed pay adjustments to the Board.
17. CAI Gold Star Application: Application will be approved upon submission of new Reserve Study.
18. FHA: HUD is reviewing the application.
19. EIFS repair: The Contractor will close up the exposed walls the week of June 23.
20. Roofing: Management is contacting roofing companies to obtain quotes for a consultation.
21. Pool: Maintenance will remove broken tile. Management is getting pricing for tile replacement and coping work. The staff will clean the tile with muriatic acid and apply a skid-resistant coating.
22. Cell phone tower: Management will review notes and documentation.

#### ADJOURNMENT

The meeting adjourned at 8:47 a.m.