

Pier 3 Condominium B.O.D. Meeting

MINUTES

6.21.18

6:30PM

3 N. COLUMBUS BLVD. PHILA., PA 19106

MEETING CALLED BY	Ed Collins - Board President	
TYPE OF MEETING	Monthly Board Meeting	
FACILITATOR	FirstService Residential	
NOTE TAKER	Gina Donovan (GD) – FirstService Residential Executive Director / Cathy Proctor (attended via phone)	
ATTENDEES	<u>Board Members:</u> Ed Collins (EC) – President Mike McGowan (MM) – Vice President Jo Ann Benner (JB) – Treasurer Maria DeMarco (MD) – Member at Large John Gagliano (JG) - Secretary <u>FirstService Residential:</u> Cathy Proctor (CP) - Manager (via phone) Gina Donovan (GD) – Executive Director	<u>Absent:</u>

Agenda topics

CAM

TOPIC	On-going disputes with regard to expenses shared with Headhouse
	<ul style="list-style-type: none"> - EC motioned to set deadline of July 15th for resolution of remaining items in dispute. - Stonehenge has requested a meeting with Wayman to review sprinkler system and inspection costs with respect to Piers 3&5 and LaVeranda. EC motioned that Pier 3 not participate pending payment of past-due CAM charges.
	Board approved.

CDAG

TOPIC	CDAG Mission Presentation
	<ul style="list-style-type: none"> - As CDAG requires that they meet with Board to present CDAG mission to ensure that the Association is clear on the CDAG mission, motion was made to have CDAG attend the July Board meeting.
	Board approved.

THIRD FLOOR ARTWORK

TOPIC	Selection and Placement
	<ul style="list-style-type: none"> - MD reported committee had met on 6/19/18 and selections are still under investigation to select some "upbeat" selections as some existing selections were thought to be somewhat depressing.

COMCAST BULK CONTRACT

TOPIC	Contract Negotiations
	<ul style="list-style-type: none"> - Contract can be negotiated in November 2018; JG he would like to begin asap researching all options. - Homeowner input will be sought following investigation of contract options.
	Board approved.

RULES DISCUSSION

TOPIC	Dog DNA Testing, Playing in Common Elements, Tinted Windows, Wreaths, Fine for Pets in Lobby
	<ul style="list-style-type: none"> - Following discussion of all above items, path forward was determined as follows: - Dog DNA Testing – obtain costs and other pertinent information - Playing in Common Elements – GD and CP to reach out to other FSR communities for representative language to revise present rule so that it is clear and concise - Tinted Windows – Window Tint Specifications will be developed - Wreaths – rule II.B.5 reference to wreaths to be revised to read: "Only holiday season decorations, including flags and/or banners, may be displayed. Decorations must be holiday appropriate and in good condition." - Fine for Pets in Lobby was reduced from \$500 to \$100
Board approved.	

PET COMMITTEE

TOPIC	Formation of Pet Committee
	<ul style="list-style-type: none"> - MD will be Board liason for committee - GD to send sample charters to MD - CP to solicit members via email blast and provide to MD -
Board approved.	

TOPIC	Additional Card Reader at Loading Dock Door for Alternate Pet Ingress/Egress
	<ul style="list-style-type: none"> - Quote was not received in time for Board review at meeting and will be circulated for email voting when received.

TOPIC	North side Pool Doors
	<ul style="list-style-type: none"> - Due to failure of existing door, \$800 was approved (materials only - labor additional and TBD) for (2) new doors.
Board approved.	

K4 ASSOCIATES PARKING SPACE RENTAL REQUEST

TOPIC	K4 has requested (2) parking spaces
	<ul style="list-style-type: none"> - Template Parking Space Rental Agreement was reviewed. Section #2 is to be revised to delete reference to weekend, evening, and holiday parking. With this language removed, Board voted to approve (2) rental spaces for K4.
Board approved.	

FIRE SPRINKLERS/BACKFLOW INSPECTION

TOPIC	Annual Inspection
	<ul style="list-style-type: none"> - Inspection will occur in July 2018; schedule to be finalized
Board approved.	

APRIL PROPERTY WALK THROUGH INSPECTION

TOPIC	Walk-through Action Item list
	<ul style="list-style-type: none"> - List was presented and items tabled due to meeting time constraints and other priority topics.

ADDITIONAL CAMERAS INVESTIGATION

TOPIC	Quotes for Additional Cameras / Upgrades
	- Management time to further investigate options will be devoted in July 2018

UNDERWATER PILING, HARDWARE, APRON BOARD REPAIRS

TOPIC	Project Specs
	- Anchor Consultants advises bid specs to be ready by 6/25/18; bid process can begin while permits are in the works. Deliver of spec package is 1 month behind originally advised schedule.

ATRIUM STAIRS SPECIAL ASSESSMENT ACCOUNTING

TOPIC	Review of project costs
	- One Home Techniques invoice is to be re-classed to be removed from special assessment - JB and CP to further review
Board approved.	

ATRIUM ASSESSMENT, SCOPING DOCS, REPAIRS ESTIMATE

TOPIC	Pullman Contract Proposal
	- Pullman contract was reviewed. While Board agreed to move forward with Pullman for the project, legal review of contract Terms and Conditions is to be conducted prior to signing of contract. Independent project manager to represent Pier 3's interest to be engaged when construction commences.
Board approved.	

ROOF REPLACEMENT

TOPIC	Address in conjunction with Atrium Engineering Assessment?
	- EC made motion not to pursue roof replacement engineering specs in conjunction with atrium project due to complexity and size of the atrium project. Path forward for roof replacement TBD following results of findings of atrium project recommended repairs and costs.
Board approved.	

NEXT MEETING

TOPIC	Next Meeting Date
	- Next meeting date set for Wednesday, July 25, 2018, 6:30 PM, Suite 300
Board approved.	