

**Pier 3 Condominium Association
Board of Directors Meeting
February 28, 2017**

CALL TO ORDER

The Board of Directors meeting was held on February 28, 2017. President A Borden called the meeting to order at 6:32 p.m. A quorum was established.

ATTENDEES

Board: Al Borden (President), Ed Collins (Vice President), Jo Ann Benner (Treasurer), J. Trevor Cloak (Secretary)
First Service Residential: Marge Plomchok (Community Manager); Bob Convery (Maintenance Supervisor), Gina Donovan

DECISIONS MADE OUTSIDE OF REGULAR MEETINGS

- Board approved newspaper pick up policy. Newspapers accumulating outside of residents' doors for more than two (2) days will be collected by the building staff and brought to the front desk in the lobby. Residents may retrieve collected newspapers at the front desk on their return to the Pier. All newspapers not retrieved within one week of their collection will be disposed of.
- Board voted to have meeting on 2/28.

DECISIONS

1. Next Meeting: Next meeting on March 22.
2. Meeting Minutes- Meeting minutes for January 2017 approved with revision to Section 6 to clarify that entry is for Third Floor Balcony Decks on South Side and waterproofing project.
3. January 207 Financials: Reviewed and discussed.
4. Atrium Staircases: Drawings received. They were incorrect on measurements, so had to go back to the engineer to get them redrawn. Expected to receive correct drawings next week. March/April installation likely. Fabrication shouldn't take long.
5. Third Floor Renovation: Going well. Both hallways painted. Doors are being painted on the north side right now. Finished on Wednesday and moving onto South side. Board approves use of ceiling popcorn paint to keep acoustical properties of ceiling tiles without replacing same and to use white outlets.

6. Caulking on South Side. Part of project will be starting in April/May.
7. Third Floor Balconies. Letter sent. One resident complained as to price.
8. Second Floor Soffit Ceilings. Awaiting comments from O&S,
9. DRWC Planters: DRWC has yet to remove planters. Maintenance to remove if DRWC doesn't replace. Management has price to landscaper to supply pots.
10. Front Entrance Light Fixtures. New fixtures set for 3/27.
11. Speed Bumps/Swing Arms. Waiting on prices for swing arms. Board votes to install 3 (2 existing, 1 new) 3in speed bumps on each side of garage.
12. Roof. Cost to receive roof specs is \$45k. New rubber roof is estimated at \$1.2million, which is slightly a little low.
13. Additional Sea wall repairs: potential pylon repair work to be addressed; estimated cost is \$80k.

ADJOURNMENT

The meeting was adjourned at 8:02 pm.

