

**Pier 3 Condominium Association
Board of Directors Meeting
March 21, 2017**

CALL TO ORDER

The Board of Directors meeting was held on March 21, 2017. President Al Borden called the meeting to order at 6:34 p.m. A quorum was established.

ATTENDEES

Board: Al Borden (President), Ed Collins (Vice President), Jo Ann Benner (Treasurer), J. Trevor Cloak (Secretary), Mike McGowan (General Member)
First Service Residential: Marge Plomchok (Former Community Manager); Bob Convery (Maintenance Supervisor), Thutrang Luu (First Service Residential)

DECISIONS MADE OUTSIDE OF REGULAR MEETINGS

- Board accepts L. Solitrin resignation.
- Board appoints Mike McGowan as new general member to fill absent seat.
- Board schedules next meeting for 3/21.
- Board schedules 3/14 meeting to discuss 3rd Floor Hallway renovations.
- Board schedules 4/20 election meeting.
- Board authorizes First Service to rent multiple hotel rooms in light of snowstorm to ensure no stoppage of service by employees.
- Board approves correspondence to residents concerning 3rd Floor Hallway.

DECISIONS

1. Next Meeting: Next meeting is election meeting on April 20.
2. Meeting Minutes- Board discussed January 26 meeting minutes, particularly item 15 concerning Additional Upcoming Projects/Repairs. Board approves important clarification statement with respect to this entry as follows: Monetary estimates provided in January 26 minutes concerning repair work is merely a ballpark figure of rough costs for all work needed to be completed over a period of years and incorporates some costs already budgeted and/or expended. Board is in the process of examining options to reduce costs further.
3. February 2017 Financials: Reviewed and discussed.
4. Atrium Staircases: Blueprints were just done the other day. Went to O&S for approval. Fabrication should start soon. Estimated 8 weeks or less for fabrication. Possibly 4-6. So maybe May-June for installation to commence.

5. Third Floor Renovation: Complaints received from multiple residents concerning same, including aesthetics and noise. Ideas of installing runners discussed, but Board voted to defer discussion concerning same until next Board meeting. Acoustical paint for ceiling is in progress. Marble to back of North side of hallway painted. Directional signs not yet ordered.
6. Suggestion Box: Board does not want to implement suggestion box given that residents can already file suggestions via Per3.net. Board is going to form a committee to consider artwork in the third floor hallways. Al Borden to respond.
7. Caulking on South Side. Should be started soon, once freezing is not an issue.
8. EFIS Caulking. Being done in house.
9. Second Floor Soffit Ceilings. O&S to provide pricing.
10. DRWC Planters: Planters removed, once it won't freeze, maintenance will fill holes with caulking.
11. Front Entrance Light Fixtures. Fixtures are going to be delivered on 3/27 or so.
12. Speed Bumps/Swing Arms. Additional speed bumps arrived and have been laid out. Maintenance to use in house labor to install. Installing on South side first.
13. Garage mail room. Work finished.
14. Roof Replacement. Entry in action plan should be removed as we are no longer waiting for price. Given that job is a whole process, if Association does decide to go with a roof, Association will want to have a project manager manage the job.
15. LED Lighting. Just received the LED lighting a week ago for the remainder of replacements. Needs to be installed.
16. New Paint for Garage Entrance/Back of House Doors- waiting for warmer weather.
17. Election. Election materials sent out on 4/20.

ADJOURNMENT

The meeting was adjourned at 7:35 pm.

