

Pier 3 Condominium B.O.D. Meeting

MINUTES

12.18.17

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	Thutrang Luu (TL) – Administrative Assistant	
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) - Community Manager Jesus Cruz (JC) – Maintenance Supervisor	<u>Absent:</u>

Agenda topics

COMCAST

TOPIC	Bulk contract
-	John Gagliano to contact Comcast and try to renegotiate our contract as it currently is in effect until 2020. Community has expressed preference over potential bulk rate for internet instead of cable.
Board approved to explore this conversation.	

3RD FLOOR ARTWORK

TOPIC	Canvas photos
-	John Gagliano will get a few historical photos printed onto canvas as samples. This will be displayed on the 3 rd floor for community feedback.
Board approved to get a few sample artworks displayed and await community feedback before moving forward with ordering more pieces.	

FITNESS CENTER

TOPIC	Rowing machine
-	Due to insufficient discretionary income at this time and with other projects of greater priority, the rowing machine will not be purchased.
Board approved.	

OUTDOOR ASHTRAYS

TOPIC	Litter
-	Maintenance to put cigarette receptacles back outside as Porter staff has noticed an increase in cigarette butts on the new stair landings.
Board approved.	

ATRIUM LANDSCAPE

TOPIC	Planter boxes
<ul style="list-style-type: none"> - As part of the discussion regarding future renovations to the atrium plaza, the Board wished to document that proper planning for electrical facilities, including landscape lighting enhancements, will be critical components of the project. 	
Board approved.	

FIRSTSERVICE FINANCIAL (FFI)

TOPIC	Special Reserve Program Rates spreadsheet
<ul style="list-style-type: none"> - The FirstService Financial Special Reserve Program Rates spreadsheet was reviewed. Following review of the various banking institutions, balance requirements, and rate structure, it was determined that the Association is receiving the optimum return on the existing reserve funds accounts and no changes would be made at this time. 	
Board approved.	

BOARD DECISIONS

TOPIC	Record of decisions made outside of Board Meetings
<ul style="list-style-type: none"> - Moving forward, any decision decided upon outside of the monthly Board Meetings will be documented in the Minutes. 	
Board approved.	

UPDATES

TOPIC	CDAG
<ul style="list-style-type: none"> - Next meeting is on Jan. 11th 	

TOPIC	Atrium stairs
<ul style="list-style-type: none"> - All stairs are complete except for two wall repairs on stairs #3 & #5 - Stair #6 is as complete as it will be this season. Work cannot be completed due to extreme low temperatures. 	

topic	Garage exit gate
<ul style="list-style-type: none"> - Maintenance to manually test the exit gate to further troubleshoot source of noise. Reviewed Philly Overhead Door proposal for replacement trolley wheels (\$2,875); Management to obtain additional bids. 	

BOARD MEETING

TOPIC	Next Board meeting
<ul style="list-style-type: none"> - Meeting adjourned at 8:23pm. - The next Board Meeting is scheduled for January 24, 2017 at 6:30pm. 	
Board approved.	