

Pier 3 Condominium B.O.D. Meeting

MINUTES

3.26.18

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	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 <u>FirstService Residential:</u> Cathy Proctor (CP) - Community Manager	<u>Absent:</u> John Gagliano (JG) – Secretary Jesus Cruz (JC) – Maintenance Supervisor

Agenda topics

CAMERAS

TOPIC	Camera updates
-	Board approved the additional of 4 new cameras and the installation of another camera above the callbox, at the garage entrance.
Board approved.	

POOL DOORS

TOPIC	Pool door replacements
-	Board is interested in building a frame that makes the pool doors to east pier inoperable (leaving one set of doors on north side of pool room operable.) Management to contact Home Techniques about this item.
Board approved.	

ATRIUM STAIRS

TOPIC	Stairs update
-	Board approved drilling holes in staircase riser landings to allow for water drainage. Holes will be galvanized to protect the integrity of stairs.
Board approved.	

PECO ENERGY EFFICIENCY PROGRAM

TOPIC	Flyer distribution
-	Board approved distributing flyers regarding the PECO Energy Efficiency Program by leaving at unit doors.
Board approved.	

MONITORING SURVEYS

TOPIC	Additional surveys
-	Board approved obtaining two additional pier monitoring surveys in 2018 for monitoring purpose as recommended by Anchor Consultants.
Board approved.	

POOL MAINTENANCE

TOPIC	Arrow Pool Service
-	Board approved Arrow Pool's proposal for \$747.02. Work includes sand replacement in pool filter, inspection of laterals and replacing spider gasket for multi-port valve.
Board approved.	

BOARD MEETING

TOPIC	Next Board meeting
-	Meeting adjourned at 9pm.
-	Next meeting is Annual Election Meeting - scheduled for Thursday, April 19 th at 6:30pm.
Board approved.	