

Pier 3 Condominium B.O.D. Meeting

MINUTES

8.20.18

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	Cathy Proctor, Mgr. (CP) – / Gina Donovan (GD)
ATTENDEES	<p><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</p> <p><u>FirstService Residential:</u> Cathy Proctor (CP) - Manager Mitchell Spies (MS)- Maintenance Supervisor Gina Donovan (GD)- FirstService Residential Exec. Director</p>

Agenda topics

UNDERWATER PILING, HARDWARE, APRON BOARD REPAIRS

TOPIC	Review Bid Docs/Drawings w/Anchor Consultants
	<ul style="list-style-type: none"> - Ahmad Nadeem, Anchor Consultants in attendance to review bid docs/drawings - Per Ahmad, SUS can provide best pricing as they performed the initial underwater inspection and are familiar with the Pier; SUS will be exclusive bidder - Bid will include Unit Costs to enable Association to control how much work to be done/cost.
	Board approved.

FINANCIAL REVIEW

TOPIC	Reserve Investment Accounts
	<ul style="list-style-type: none"> - Close existing reserve investment accounts; open (3) new accounts with Luther Burbank, Bank of Ozarks, and Signature Bank NY to maximize interest income. Banking Analysis indicates an additional \$4,491 in annual interest income.
	Board approved.

CAM

TOPIC	CAM Items in Dispute
	<ul style="list-style-type: none"> - Draft letter and revised CAM spreadsheet reviewed and approved as drafted.
	Board approved.

DRWC

TOPIC	Proposed River Trail
	<ul style="list-style-type: none"> - JG to draft letter putting DRWC on notice Pier 3 will engage engineer to perform traffic study and not to proceed pending this report. - Notify Pier 5 that Pier 3 plans to send above letter

Board approved.

CDAG

TOPIC Pier 3 Membership

- Pier 3 Membership Application approved 8/9/19
- \$100 fee required

Board approved.

MAINTENANCE

TOPIC 408/410 slider repairs / 321 balcony repair/waterproofing

- Must begin work by Labor Day

Board approved.

TOPIC **PET COMMITTEE**

- Adjust existing camera to provide coverage for new pet ingress/egress door at loading dock area. Two cameras exist in this area so no coverage will be lost.
- Fence to be installed to separate dog walk from dumpster area

Board approved.

TOPIC ARTWORK COMMITTEE POLL

- Poll Results indicate majority feedback was in favor of greyscale/black & white prints only. All chosen selections viewed by Board.

Board approved moving forward with ordering chosen selections

WINDOW TINT

TOPIC Window Tint Specifications

- Luminar R-35 window tint spec selected
- Window tint application is permissible with Association approved specification and submission of Unit Renovation Form

Board approved

OWNER REQUEST TO PRESENT FIRE SAFETY CONCERNS

TOPIC Duncan Wright request to present fire safety concerns at future Board meeting

- Duncan to be invited to September Board meeting. Ten minutes at beginning of meeting to be scheduled for presentation.

Board approved.

PIER 3 WEBSITE

TOPIC Updating Website and Clarifying all IT components (hosting, etc.)

- Mgmt. to meet monthly with Jan E. to update items as needed
- JG to speak with Tom Thi regarding website technical items
- GD noted that FirstService Residential Connect Program will soon launch community websites w/enhanced features

Board approved.

SCRATCHES IN THIRD FLOOR HALLWAY FLOORING

TOPIC	Recommendations from 8/13/18 meeting with Nora Scientist
-	New scrubber pad to be supplied at N/C. Upon receipt of new pad, in-house maintenance to scrub floors in accordance with recommendations. Result will be evaluated upon completion.
Board approved.	

NEXT MEETING DATE

TOPIC	September Meeting Date
-	DATE: Tuesday, September 25, 2018 TIME: 6:30 PM
Board approved.	