

# Pier 3 Condominium B.O.D. Meeting

## MINUTES

5.29.19

6:30PM

3 N. COLUMBUS BLVD. PHILA., PA 19106

<b>MEETING CALLED BY</b>	Ed Collins - Board President	
<b>TYPE OF MEETING</b>	Special Board Meeting	
<b>FACILITATOR</b>	FirstService Residential	
<b>NOTE TAKER</b>	Cathy Proctor (CP) Manager	
<b>ATTENDEES</b>	<u>Board Members:</u> Ed Collins <b>(EC)</b> – President Mike McGowan <b>(MM)</b> – Vice President Jo Ann Benner <b>(JB)</b> – Treasurer Caryn Tabby Helhowski <b>(CTH)</b> – Member at Large John Gagliano <b>(JG)</b> – Secretary	
	<u>FirstService Residential:</u> Cathy Proctor (CP) - Manager Sam Pasqueriello (SP) – Admin. Support Mitchell Spies (MS) – Building Maint. Supervisor Regina Donovan (RD) – Executive Director	

## Agenda topics

### MINUTES

<b>TOPIC</b>	5.8.19 Special BOD Meeting
-	Minutes Reviewed
<b>Board approved Minutes as drafted.</b>	

### ATRIUM PROJECT CONTRACT UPDATE

<b>TOPIC</b>	Review Pier 3 attorney comments generated 5.29.19
-	Board discussed Pier 3 attorney comments, particularly with regard to mechanic's liens and indemnification language.
-	Pier 3 attorney to handle remaining negotiations w/Pullman attorney
-	JG to speak with Pier 3 attorney re indemnification language
<b>No conclusion – pending outcome of attorney negotiations</b>	

### BUILDING PERMIT

<b>TOPIC</b>	Permit Resubmittal
-	Permit to be resubmitted w/asbestos report
-	
<b>No conclusions – matter on-going</b>	

### LOAN CLOSING DOCUMENTS

5.29.19 – Minutes

<b>TOPIC</b>	Review Pier 3 attorney comments generated 5.29.19
	- Board discussed Pier 3 attorney comments
<b>No conclusions – pending outcome of attorney negotiations</b>	

**ATRIUM PROJECT REPLACEMENT LIGHTING**

<b>TOPIC</b>	Proposed Lighting Location
	- Board reviewed rendering of lighting fixture/location on beams - CH working with AI Borden on specifications
<b>Board approved location of lighting on beams, pending response from AI Borden</b>	

**ATRIUM WOOD STRUCTURE RE-BUILD**

<b>TOPIC</b>	Atrium Structures Re-build Design/Materials
	- Potential design changes presented and discussed, including cladding designs, molding, and long, narrow planters to substitute benches - Board requires a separate meeting with vendor and samples
<b>Board approved special meeting with vendor, Arbol Furniture and Design</b>	

**INTERIOR INSPECTIONS**

<b>TOPIC</b>	Interior Inspections of Units to document pre-existing damages
	- Pier 3 attorney is of opinion any claims would be against Pullman - Pullman is of opinion vibration will be minimal - Benefit of interior inspections does not outweigh the inordinate amount of time required and problematic logistics
<b>Board approved dispensing with interior inspections</b>	

**ATRIUM PROJECT GARAGE PARKING ROTATION**

<b>TOPIC</b>	Temporary Change to Parking Rules
	- Published Parking Rotation and Towing/Fine Notification to be adopted as temporary change to parking rules for duration of off-site parking rotation
<b>Board approved temporary rule revision as noted</b>	

**FINANCIAL REVIEW**

<b>TOPIC</b>	April 30, 2019 Financial Statements and CAM Mediation
	- Due to overage in building repairs budget line item, treasurer requested accounting of repairs charged back to unit owners - June dates presented for CAM Mediation – need attorney confirmation of whether Board member attendance is required - Board’s position on CAM items will not change from most recent negotiations
<b>No conclusion – pending clarification of Board member attendance requirements</b>	

**THIRD FLOOR BALCONY REPAIRS/WATERPROOFING**

<b>TOPIC</b>	Vendor, Home Techniques, Scheduling Issues
	- Pullman to view balconies and provide alternate proposal - GD to speak with HT on 5.30.19 for final decision on scheduling and report back to Board - Must move forward ASAP
<b>No conclusion – awaiting alternate proposals and outcome of GD discussion with HT</b>	

**DECK ROOF REPAIRS**

<b>TOPIC</b>	Vendor, Home Techniques, Scheduling Issues
	<ul style="list-style-type: none"> <li>- Pullman to view deck roofs and provide alternate proposal</li> <li>- GD to speak with HT on 5.30.19 for final decision on scheduling and report back to Board</li> </ul>
<b>No conclusion – awaiting alternate proposals and outcome of GD discussion with HT</b>	

**ATRIUM STAIRS**

<b>TOPIC</b>	L&I Final Inspection of (2) Handrails
	<ul style="list-style-type: none"> <li>- MS to contact stair vendor, Pencoyd, to coordinate final inspection</li> </ul>
<b>No conclusion – pending final L&amp;I inspection and submission of vendor final Payment Application</b>	

**2018 PILING/APRON BOARD REPAIRS**

<b>TOPIC</b>	Final Payment to Engineering Vendor, Anchor Consultants
	<ul style="list-style-type: none"> <li>- Board reviewed final payment request (\$9,300.00)</li> </ul>
<b>Board approved release of final payment in full</b>	

**2019 TRIENNIAL UNDERWATER INSPECTION**

<b>TOPIC</b>	Reviewed Anchor Consultants Triennial Inspection Proposal
	<ul style="list-style-type: none"> <li>- Board reviewed the options presented for (2) and (3) day inspections</li> </ul>
<b>Board approved (2) day inspection process at a cost of \$19,500.00</b>	

**FRONT DESK WIRING AND NEW COMPUTER**

<b>TOPIC</b>	Proposed new computer and wiring cleanup Vendor: Dave Coles Custom Solutions
	<ul style="list-style-type: none"> <li>- Reviewed proposal for remediation of unsafe wiring conditions at front desk</li> <li>- Reviewed proposal for new computer at desk and requested management obtain further clarification on materials/pricing</li> </ul>
<b>Board approved vendor proposal for wiring cleanup in amount of \$1,352.70; further details needed on replacement computer</b>	

**HOMEOWNER WEBSITE SUBMISSIONS**

<b>TOPIC</b>	Reviewed Unit Owner Suggestion for Replacement Atrium Fencing; Ben Franklin Party Boat
	<ul style="list-style-type: none"> <li>- Fencing Suggestion not viable option as it would not provide privacy requested</li> <li>- Complaints lodged with DRWC re noise/light from party boat have been successful – light is gone and all is quiet!</li> </ul>

<b>TOPIC</b>	<b>NEXT MEETING DATE</b>
	<ul style="list-style-type: none"> <li>- Next meeting date: June 24, 2019 6:30 PM, Suite 300</li> </ul>
<b>Board approved.</b>	