

Pier 3 Condominium B.O.D. Meeting

MINUTES

9.24.19

6:30PM

3 N. COLUMBUS BLVD. PHILA., PA 19106

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

Agenda topics

MINUTES

TOPIC	8.28.19 BOD Meeting
-	Minutes Not Available
Tabled Pending Receipt of Minutes	

ATRIUM PROJECT

TOPIC	Pullman Payment Application #3 / Cost Tracking
-	Payment Application #4 approved amount: \$224,206.00
-	Project Cost Tracking and Projections Reviewed
-	Pullman verbally advised lead paint abatement necessary for certain garage steel w/more info to follow in 9.25.19 project meeting
Board approved Payment Application #4	

ATRIUM PROJECT

TOPIC	Wood Structure Re-build
-	Following discussion of estimated cost, maintenance, performance, and longevity of hardwoods vs. composites and PVC material, Board approved utilizing composite material for planter/deck/wall re-build.
-	To allow adequate time and attention to color selection, potential rendering details, and community input process, a Special Board meeting was scheduled for 10.7.19
Board approved as noted above.	

ATRIUM PROJECT REPLACEMENT LIGHTING

TOPIC
<ul style="list-style-type: none"> - Permit Drawings Reviewed – confirm “A” replacement fixtures are included with project as not included in drawing - Contract Language reviewed and approved to be sent to ShoreLine for execution ASAP; current LOI expired 9/17/19 - All replacement fixtures paid in advance as required – total cost: \$23,364.91 - No additional fee to wire uplights/downlights on separate circuits - Two (2) additional bad conduits at upper east atrium fire pull station need to be replaced (against Pullman GMP elec. allowance)
Board approved as above

**ATRIUM PROJECT – EIFS CORNER / ALCOVE
WATERPROOFING**

TOPIC
Pullman Budgetary Estimate
<ul style="list-style-type: none"> - Budgetary, preliminary estimate and scope reviewed; not all pricing info available - Further discussion will be required to negotiate items included, or not included, in GMP
Tabled pending receipt of final estimate and further discussion with Pullman

FINANCIAL REVIEW

TOPIC
August 31, 2019 Financial Statements, CAM Mediation, 2020 Draft Budget
<ul style="list-style-type: none"> - Financials reviewed, along with FirstService Financial reserve account analysis recommendations to optimize interest earnings; analysis to be revised as it contemplates elimination of Firstrust Reserve account which must be maintained per loan agreement - CAM Mediation rescheduled for 10.22.19 at request of 5 N. Columbus Blvd. Associates - 2020 Budget Draft in process; JB/CP to meet and finalize recommended budget
No conclusions

THIRD FLOOR BALCONY REPAIRS/WATERPROOFING

TOPIC
Pullman Bids (General and #261/323)
<ul style="list-style-type: none"> - Pullman bids reviewed: waterproofing remaining 3rd floor balconies and any needed overhead concrete repairs; also specific bid for #261/323 reviewed - Board tabled matters pending review and recommendation from Association engineer, O&S
No conclusion – awaiting engineer evaluation and recommendation

DECK ROOF REPAIRS

TOPIC
DDP Proposal
<ul style="list-style-type: none"> - Approved deck roof membrane prototype units #419/421 estimated start date: 9.25.19 (\$4,400) - Maintenance will re-install existing deck boards; however, material cost is unit owner responsibility should new decking be required if existing is unsafe or unsalvageable.

COMMON AREA FIRE SPRINKLER REPAIRS

TOPIC
Wayman Fire Protection Repair Quote
<ul style="list-style-type: none"> - Review Wayman quote to correct common area sprinkler deficiencies identified recent inspection (\$1,335.00) - Awaiting Wayman quote for in-unit sprinkler repairs
Board approved repair quote pending cost break-down

2019 TRIENNIAL UNDERWATER INSPECTION

TOPIC	Report of Findings and Opinion of Probable Costs
	<ul style="list-style-type: none"> - Two (2) day inspection complete (8/5 & 8/19/19); awaiting report - Cost for inspection & report: \$19,500.00
No conclusion pending receipt of report	

INFRARED STUDY ELECTRICAL REPAIRS

TOPIC	Electrical Repairs noted during inspection
	<ul style="list-style-type: none"> - Approved repairs completed 9.24.19 (\$1,550)

COMCAST TV BULK AGREEMENT

TOPIC	Negotiation of revised terms/services
	<ul style="list-style-type: none"> - Comcast Rep Keith Crecco attended meeting to review current services/costs - 67% of residents currently subscribe to Comcast Internet service - Various service options/costs were discussed - Keith will formalize written proposals for Board consideration and potential community survey - Current contract expires 11.30.20; can renegotiate at this time
No conclusion pending receipt of proposed options/costs	

HOMEOWNER SUBMISSIONS

TOPIC	Reviewed Unit Owner Request/Concerns
	<ul style="list-style-type: none"> - #421 – Request for composite deck board replacement – Plastic Lumberyard “Clay” color approved - #425 – Concern re replacement atrium “uplighting” – management provided response beam pattern narrow and aimable - #307 – Various Pet Concerns – directed owner to responses provided to Pet Committee - #252 – unit to unit cigarette smoke intrusion; water shutoff procedures concerns

NEW VOTING MACHINE DEMO

TOPIC	City Demonstration of new voting machines
	<ul style="list-style-type: none"> - Representatives from the City will hold a demonstration of new voting machines/procedures – Pier 3 Mezzanine, 10.3.19, 6-8PM; totally non-partisan event.
Board Approved	

DRWC / CDAG

TOPIC	Dredging
	<ul style="list-style-type: none"> - CDAG supporting efforts to have DRWC complete dredging
Board Approved	

NEXT MEETING DATE

TOPIC	
	<ul style="list-style-type: none"> - Next meeting date: October 23, 2019 6:30 PM, Suite 300; subsequently changed to October 30th.