

Pier 3 Condominium B.O.D. Meeting

MINUTES

10.30.19

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 (attendance via phone)</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

CAM

TOPIC	Mediation Results and Path Forward
	<ul style="list-style-type: none"> - Pier 3 Attorney, Eric Phillips, attended the meeting to discuss outcome of 10.22.19 mediation and options for moving forward. - The Board directed

MINUTES

TOPIC	9.24.19 BOD Meeting
	<ul style="list-style-type: none"> - Minutes Approved as Drafted
Minutes Approved	

ATRIUM PROJECT

TOPIC	Pullman Payment Application #5 / Cost Tracking
	<ul style="list-style-type: none"> - Payment Application #5 approved amount: \$126,426.93 - 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 #5	

ATRIUM PROJECT CHANGE ORDER

TOPIC	250/256 ALCOVE REPAIR
	<ul style="list-style-type: none"> - On 10.21.19, Pullman had presented (2) options for repairs: full scope (\$150,814) and partial scope (\$85,004) - Board discussed proposals and path forward
Board approved (via email on 10/26/19) moving forward with partial scope at Unit #256 and water test upon completion prior to rendering decision on work scope for remainder of 250/256 alcove.	

ATRIUM PROJECT – EIFS CORNER / ALCOVE WATERPROOFING

TOPIC

Pullman Estimate – Change Order vs. Include in GMP?

- After on-going discussions at weekly project meetings, Pullman agreed to include EIFS detail corner repairs/waterproofing as part of GMP
- EST. Cost: \$111,789 against allowance, final cost to be determined upon completion of work

Board Approved

ATRIUM PROJECT – WOOD STRUCTURE RE-BUILD

TOPIC

Vendor Selection

- Following discussion, City Decks was selected as successful bidder for planters/walls/decks re-build; pending on-site meeting with Board / vendor for project review
- On-site meeting scheduled for Monday, 11.4.19, 7:30 AM
- Approved Cost: \$350,000 GMP

Board approved as noted above.

ATRIUM PROJECT LOAN

TOPIC

Loan Interest Payments

- Interest Payments incurred during draw period will be reimbursed to reserves from loan proceeds when loan converts to term period.

Board approved.

ATRIUM PROJECT REPLACEMENT LIGHTING

TOPIC

- Final contract w/ ShoreLine executed on 10.3.19; COST: \$79,600
- Pullman proposed to replace approx. (22) GFCI receptacles that must be relocated as part of the corner repairs. This cost would go against the GMP electrical allowance. Estimated T&M cost: \$8,000
-

Board approved (via email 10.29.19) GFCI replacements as above

FINANCIAL REVIEW

TOPIC

September 30, 2019 Financial Statements, 2020 Budget, Open Budget Meeting

- Financials reviewed
- 2020 Proposed Budget Reviewed; No monthly common assessment fee increase; Cable TV fee will increase by 5% per contract
- Open Budget Meeting Set for 11.21.19, 7 PM

Board Approved 2020 Budget

THIRD FLOOR BALCONY REPAIRS/WATERPROOFING

TOPIC

Vendor Bids

- Other bids being sourced as an alternative to Pullman

No conclusion – awaiting further proposals

FIRE SPRINKLER REPAIRS

TOPIC	Wayman Revised Quote
	<ul style="list-style-type: none">- Board rejected Wayman bid due to inaccuracies- Management to source alternate sprinkler maintenance vendor due to Wayman's lack of response and inaccurate proposals for in-unit repairs (painted heads, etc.)
No conclusion –sourcing alternate vendor	

2019 TRIENNIAL UNDERWATER INSPECTION

TOPIC	Report of Findings and Opinion of Probable Costs
	<ul style="list-style-type: none">- Board discussed Inspection Report (report provided to Board via email on 10.25.19)- Board directed mgmt. to proceed with scheduling routine periodic pier monitoring survey
Board approved release of report to City	

ENERGY SUPPLIER CONTRACT

TOPIC	Broker Proposals
	<ul style="list-style-type: none">- Proposals from Tradition Energy and FS Energy presented and reviewed- Current contract ends with January 2020 meter read
Board Approved FS Energy as energy consultant to procure provider/rates	

DRWC / CDAG

TOPIC	Future of Graffiti Pier Event
	<ul style="list-style-type: none">- Graffiti Pier Event – November 1st
Board Approved publicizing to residents	

PIER 3 HOLIDAY PARTY

TOPIC	Set Date for Holiday Party
	<ul style="list-style-type: none">- Holiday Party Date Set for Tuesday, 12.17.19
Board Approved	

HOMEOWNER SUBMISSIONS

TOPIC	Reviewed Unit Owner Request/Concerns
	<ul style="list-style-type: none">- #245 – Concerns re holiday party costs; and request for clarification re atrium project costs – mgmt. provided response- #252 – Concern re "wreath" violations

NEXT MEETING DATE

TOPIC	
	<ul style="list-style-type: none">- Next meeting date: Open Budget Meeting November 21, 2019