

Board members attending: Bob & Ruth Demaida, Art Chester, Kathryn Chester,
Propertyworx: Russ Antonacci

Unit Owners: none

Contractor: Ray's Remodeling

Meeting began @ 5:00PM @ Propertyworx

Old Business:

- Attic firewalls. 1 Unit remains to be done. Unit 70 has refused access to his attic. As this was a life/safety project, the board sent the unit owner a letter in October stating that unless access is granted, a \$25 per month fine will be assessed (beginning in November) until Unit owner complies. He has not responded.
- Ray's has completed all the repairs on the 2nd and third floor decks. We will need to have all the low decks done in the spring.
- Not discussed at this meeting, but the last 20 stoops are slated for replacement this spring.

New Business:

- Unit 5 fire. Fire was on second floor and we believe caused by an overloaded plug strip behind an entertainment center. The unit has sustained fire damage to the second floor, water damage from the effort to extinguish the blaze, and a vent hole in the roof. At present, Ray's Remodeling has removed wet carpeting, covered the roof, used fans to dry the unit, and general stop loss work. The tenant has removed their belongings and is in temporary housing. The insurance company has authorized a gut of the second floor and roof repairs. The building inspector wants the first floor gutted as well and has declined to issue a building permit unless it includes same. We have a check from the insurance co. for about 75% of the authorized work and an additional \$10,000 check is due from the homeowner. Ray wants to replace the roofs on all 6 units because the shingles will not match. He also spoke about replacing siding on the entire building if the damaged siding cannot be cleaned.
- Russ will take over the management of this project and will contact the parties to affect a resolution. Ray, as a vendor, has been asked to provide a detailed bid on the project. The board has asked Russ to get an additional bid, and a third if time permits.
- Bob spoke about the danger of again escalating our insurance premiums or being put in high risk. We will do what we can to keep the costs of this project under control at the same time as effecting a timely, 100% repair in compliance with current building codes.
- A flea problem and bill was discussed as the unit owner is maintaining that the fleas are coming from her neighbor, and wants the association to pay for it. We contacted the Unit on the other side of the neighbor who stated that she has not had any flea problems. The flea problem is a Unit Owners responsibility, and not the Association.
- Kathryn spoke of the need to have all work orders coordinated by our new management company, Propertyworx, as we have somewhat fallen into the habit of doing it ourselves.
- With most of our business handled via email and phone, the board will meet quarterly rather than monthly beginning with our March meeting.

Meeting adjourned @ 6:25PM

Next General BOD Meeting:

March 21, 2017