

Board members attending: Bob & Ruth Demaida, Art & Kathryn Chester, Theresa Pitts-Amico

Unit Owners: Units, 38 and 9

Meeting called to order @ 6:30PM

Previous meeting minutes accepted as written.

Old Business:

- Attic firewalls. 31 Units remain to be done. Construction Management ready to start on this project. Ongoing, final attempt – Tony to follow up.
- Dryer vent cleaning. All units will need to upgrade their dryer vents to 4” metal pipe / flex metal pipe to permit cleaning or have the cleaning contractor do it. There is an ongoing difficulty getting co-operation from some Unit owners for access. We will make one final effort to accomplish firewalls and vent cleaning.
- Rules and Regulations document revision has been approved by the board as revised. We need to notify unit owners for comment. To be by email and web site, as the cost to mail is prohibitive.
- Recertification for FHA and VA is complete and approved.
- DiGeorgio replaced roofs 5 years ago. We need to meet with contractor to assess damage to Units 46 and 47. Went into Unit with contractor. Insulation appears to be pushed down into soffits reducing the air flow in attic and causing condensation. Turbine vent has leak – not sealed to roof? We could not verify as it was raining.
- Web site for unit owner information has not been started, due to time constraints. I’ll get to it soon.
- Washington Concrete to do 26 stoops. Work has not started.
- Curbing repaired near Pilgrim Landing entrance.
- 5 dead trees to be replaced in the fall on the island.

New Business:

- Units 22, 23, 24 drainage issue. We have two quotes that are entirely different in their approach. Tabled until we can look at the site again.
- Fall newsletter was discussed. It should be the last printed and mailed newsletter as they will be available via email and web page going forward.
- Our trash contract expires 2/2016. New contract will be bid out.
- Need new gutter contractor, as the last two did not adequately perform.

Meeting adjourned @ 8:10PM

Next Meetings:

Sept 17

October 15