

Directors Meeting Minutes
Promenade Towers
April 20, 2017

Directors present: Megan Ladd, Dave Mathieu, John Rastl, Mark Rockwood, Frank Walsh and Jim Zafirson

Directors absent: None

- 1) The meeting was called to order in the Community Room at approximately 7:00 PM.
- 2) The meeting minutes from March 16, 2017 were approved as written.
- 3) Treasurer's Report:
 - John Rastl presented a summary of our income and expenses through March. The Operating account balance was \$44,604 and the Reserve balance was \$634,267 as of March 31, 2017.
- 4) Unfinished Business:
 - Unit #215 Renovations – Modifications of proposed changes to an existing bathroom were submitted. The new plans addressed the concerns previously expressed by the Board and were approved.
- 5) New Business:
 - None
- 6) Property Manager report:
 - Elevator Inspection was completed and approved.
 - Building #1 Roof Replacement – Work is scheduled to begin on 4/24/17 and is expected to last approximately 3 weeks. 3 parking spots will be blocked due to the need to hoist equipment to the roof. Dave deBree has already contacted 2 of the affected unit owners and will reach out to the third.
 - Mechanical Services now handles our AC work. They have replaced a compressor in one unit and are scheduled to replace another.
 - There is some growth appearing on the EIFS (Exterior Insulation Finishing System). Mr. deBree will contact Reflections and schedule a time for them to come and clean it.
 - Marks were left along the 5th floor hallway carpeting in Building #2. Mr. Rastl reviewed the security camera footage and determined it was caused by a heavy object being dragged. The carpet will be cleaned in the hopes of improving its appearance. Mr. deBree will contact the unit owner to inform them they will be responsible for paying for this cleaning.
- 7) Meeting was adjourned at 7:17 PM.



Megan H. Ladd
Secretary