

Directors Meeting Minutes
Promenade Towers
January 15, 2009

Present: Leonard Ney, John Rastl, Stewart Peller, Margie Thomsen, Cynthia Widdows, Jim Zafirson

Absent: Bruce Hopkins

1. The meeting was called to order at 7:12 p.m. in the Promenade Towers office.
2. Minutes of the December 4, 2008, meeting were approved as written.
3. John Rastl gave the treasurer's report. The annual report (required within 90 days of year end) will be forthcoming as soon as John has received all the necessary information. In brief, 2008 expenses (many of which were one-time items) outpaced income by approximately \$6000. Additionally, the first few months of 2009 will have more expenses than income in the operating fund due to higher electric bills (heating). John advised the Board of the need to stay within budget for items that are within the Board's control.

Three unit owners are more than 60 days delinquent in paying the monthly condominium fee.

4. There were no mid-month decisions to report.
5. Old business:
 - a. Status of repairs to unit 221 and unit 212
Due to a slider leak in unit 221, the floor in unit 221 and the ceiling and floor in unit 212 below were damaged. A&A Windows has agreed to replace the damaged flooring in unit 221. If the new flooring does not blend with the old, they would replace the entire floor and share the approximate cost of \$300 with the owner (A&A ~\$100, owner ~\$200). The owner is presently out of the country, so this decision will be made upon his return.

As far as the repairs to unit 212 below are concerned, the owner has gotten estimates to replace the entire ceiling as well as flooring and underlayment. Since the flooring in place is less than two years old, new areas would not differ in coloration from the old. The underlayment (Durason) is intended to withstand moisture, so does not need replacing. Jim Zafirson also secured an estimate to have only the damaged areas repaired. A&A Windows has agreed to pay for replacement of damaged areas in ceiling and floor. Jim will explain to the owner that if she wishes to do more than that, she will have to pay the difference.

b. Water pump soundproofing

Soundproofing is pretty much complete. The box around the water pumps has been built, and the pipes insulated. The ceiling is being replaced with a fiberglass product so it will not be affected by future moisture.

Replacement rubber boots are on order and will be installed upon arrival.

The only remaining sound is that of the water itself traveling through the pipes. Jim Zafirson and Bruce Hopkins will do some cautious experimenting with turning down the water pressure ever so slightly, to see if it would decrease sound but still maintain enough pressure for all building floors. Other than that, the Board feels that the matter has been given due diligence.

c. East End School wind turbine proposal

John Rastl reported on the Portland Planning Board meeting held on January 13. The sequence of events concerning this proposal is as follows: 1. workshop meeting(s), 2. formal Planning Board presentation, 3. recommendation to City Council. The January 13 meeting was a workshop meeting to listen to all input, and there will most likely be another one. The senior planner for this particular project is Bill Needelman, and persons wishing to give input can reach him either by phone (207-874-8722) or e-mail (wbn@portlandmaine.gov) Something John pointed out at the meeting is that since the City of Portland has not yet determined the setback requirements for wind turbines, and compared to all other locations which have done so, the result will almost assuredly prohibit the East End School location. This would mean that the installation of a tower and anemometer there would be for naught. The grant, however, has been approved, and they hate to lose the money (\$20,000 - \$25,000). The City of Portland Planning Board believes that its jurisdiction and responsibility is to recommend approval or disapproval of the waiver for the test tower and anemometer, and not whether this is a wise way to spend the grant's funds.

6. New business

a. Unused items in community room

An old microwave oven and a refrigerator (both in working order) in the community room are seldom (if ever) used. John proposed getting rid of both. Everyone was in agreement, and the first avenue will be to see if these items can be donated to an organization such as the Root Cellar.

b. Outdoor lighting

Stu Peller was approached by two unit owners who would like to see brighter lighting within the carports. Some discussion on the subject followed, with the conclusion that the property, including the area within the carports, is adequately and safely lighted.

- c. Virginia Greame Baker Pool & Spa Safety Act
John Rastl explained that complying with this law to prevent accidental drowning due to being held under water by the pool drain's suction (typically children) will cost approximately \$1900. Installation of the additional equipment required must be completed before the pool opens.
- d. Office manager issues
There have been problems with certain residents not moving their vehicles as needed for snow plowing. Pauli Daniels has sent each a letter requesting they move their cars when required.

This brought up the subject of clearly posting notices to move vehicles from the open parking spaces on the main level when major snow storms are expected. Due to some misunderstanding, notices had not been posted for the last couple of storms. That will now be done.

- e. Miscellaneous
Cynthia Widdows requested that Judith Rastl put a reminder in the quarterly newsletter about regularly scheduled Board of Director meetings. As in the past, a notice will be posted the week of the meeting.

7. The meeting was adjourned at 8:24 p.m.

Margie Thomsen
Secretary