

Directors Meeting Minutes  
Promenade Towers  
March 19, 2009

Present: Bruce Hopkins, Leonard Ney, John Rastl, Margie Thomsen, Jim Zafirson

Absent: Stewart Peller, Cynthia Widdows

1. The meeting was called to order at 7:00 PM in the community room.
2. Jim Zafirson introduced Doug Sherwood the Facilities Director for the Portland Public Schools as our guest speaker. Mr. Sherwood passed out a handout and then briefed the Board on the School Department's desire to install a 100' tower with an anemometer at the East End Community School for a wind test for approximately one year. Mr. Sherwood said some of the teachers at the school are planning the wind direction and speed readings to be used as the core of several class projects. He described the tower's proposed location and how it would be anchored. He said he plans at least one more "neighborhood meeting" before going back to the planning board for approval. Board members expressed continued concern with the health and safety issues of a wind turbine which appears to be the primary reason for conducting the wind testing. There was discussion of possible support for the wind testing in support of classroom learning as long as it didn't lead to a wind turbine on this site. Bruce Hopkins pointed out the former school on this location was completely demolished and the new school built on the same site because of mold, and only a few people were actually affected by the mold. Wind turbine issues are similar in that only some people are affected.

Mr. Zafirson will meet with our attorney, Bruce McGlaflin, to discuss having something in writing signed by the School Department that would give Promenade Towers a "first right of refusal" for any wind turbine and in return we would support a tower/anemometer test. A tower of only 35 feet in height would fit within current zoning restrictions, allow students to chart wind direction and speed and would not be opposed by our Association.

Mr. Zafirson and Steve Thomsen attended the Munjoy Hill Neighborhood Organization meeting Sunday, February 22, where the wind turbine at East End Community School was discussed. As in tonight's meeting, no discussion of health and safety issues were presented but Mr. Zafirson pointed out the problems that we have identified. Discussion was curtailed by the MHNO president.

3. Minutes of the February 19, 2009, meeting were approved with one change to the last sentence in paragraph 6.a. to read "*The Board agreed to present it to the insurance company with the other expenses/repairs . . .*"
4. John Rastl gave the treasurer's report which included the annual financial report for 2008. The report was approved by the Board and a copy will be sent to each owner as required by our By-Laws.

## 5. Old business:

a. Burst sprinkler pipe in Building One stairwell. Everything is complete except some cleanup in #118. The vestibule is now functioning correctly with heat tape on pipes in the ceiling and a new heater in the bathroom area. Mats have been ordered to capture sand/salt before getting to the stairs. Rick Lank will be repairing the door as the final step in that area. We have a check coming for the insurance that will cover all but electricity for #118, the camera that had to be repaired by Siemens, and the \$5,000 deductible. When we have the bill for the camera, we will submit it and the electric bill for #118 to the insurance company for final settlement.

b. The rubber isolation boots on the water pump have been replaced. The “quiet” box will be closed as soon as the ceiling repairs are complete.

## 6. New business

a. Ice in the garages across from the front entrance has been a problem due to the water weeping from the holes bored into the retaining wall. Mr. Zafirson said we still plan to pipe that water to a sump pump but that work will be done this summer, in the meantime, it will be necessary to use salt and sand as necessary to avoid a slipping hazard.

b. There is a problem where the concrete and new blacktop meet at the back of parking spots 78-80. There is almost a 2” difference in surfaces. We are unsure whether the concrete has sunk or the blacktop has heaved. We will monitor and consider repair as needed when the driveway is sealed this summer.

c. Mr. Hopkins reported that Cumberland County is establishing a new county wide communications system using microwave and they are interested in our building’s roof. They have surveyed the roof and we will wait to hear if they want to negotiate a rental agreement.

d. Office manager issues. Pauli Daniels reported:

(1) U. S. Cellular is coming in April to repair the cable housing on the end of Building One. They will seal bolt holes that penetrate the EIFS.

(2) There are personal articles in the aisle of the basement storage area. This area must be kept clear. She will post a notice for a few days and then any remaining unidentifiable items will be trashed. Small amounts of latex paints may be stored in the cages.

(3) Dumpsters (two) will now be parked by transformer as the parking space on the end, #80, will be needed by the owner beginning in May.

7. The meeting was adjourned at approximately 8:15 PM.

John Rastl  
Treasurer