

Promenade Towers

Monthly Board Meeting Minutes – 05.21.2009

In attendance: Len Ney, Stu Peller, John Rastl, Margie Thomsen, Cynthia Widdows, Jim Zafirson

- 1) Called to order at 7:03 PM in the Community Room
- 2) April's meeting minutes were approved as written
- 3) Treasurer's report – Basically only \$140 off budget, but things are still tight. With warmer weather upon us, the electricity bills will go down and we should catch up on the budget.
- 4) Unfinished Business
 - a) New mailboxes – originally the USPS said they'd pay for the new boxes and we agreed to pay for the renovations to the wall. Then they said they'd only pay half. Most recently they said they won't pay for any of the project. *As a result, we voted to cancel the replacement plan altogether and move ahead with the rest of the mailroom renovations.*
 - b) A complaint was filed from unit #258 saying there was water build-up in the track of their slider. It was recommended that Rick clean out the track with compressed air to remove all debris and make sure the weep holes were operational.
 - c) Bike storage – Currently only four bikes are stored in the bathrooms. It was recommended that Margie research the cost of some vertical bike racks. Installation would be on one wall inside the Pool entrance. We need a rack for at least the four bikes that are there, but if space and budget allow, we'll get more. In the interim, the *Board voted to continue allowing bike storage in the bathrooms through next November. Bikes must be registered through the office.*
 - d) Pool repairmen will install new drain cover and automatic pump shut-down equipment. The pool has to be brought up to new Federal standards. Pool signs saying the pool is closed have been posted until the changes are made. As far as the tile repair is concerned, we still don't have a firm date as to when that will be done.
- 5) New Business
 - a) Moving van restrictions – It was determined that 18-wheel moving trucks don't fit well on the property. They block too many parking spaces and they can't maneuver without damage to the landscaping. *The Board voted to have all 18-wheels vehicles park only on the street. Smaller box trucks are allowed onto the property, but they must be parked close to the building and not block residents' parking spaces.*

b) Construction priorities

- i) Deck resurfacing – Knowles Industrial Service submitted a bid of \$3500 per deck for resurfacing and coating. There are 17 remaining to be done, most of which are covered patios. It was determined that Rick should do the job as a summer project, but first look into trying an alternative method where he would apply 2 coats of Deck paint.
- ii) The owner of unit #154 complained of rain leakage from their patio door. Jim Zafirson and Rick were scheduled to inspect this the following day.
- iii) Water pump cover – It's virtually completed, but will need perhaps another day to complete.
- iv) Sidewalk extension by Building 2 Entrance – It was determined that this project should be done by Rick.
- v) TigPro is scheduled to return to complete stairwell hatch doors, shelf in front vestibule, and ramp to compactor room.
- vi) We'll hire a local gutter maker to install gutters where needed. Specific locations are TBD. Also, they'll fix the carport draining problem with a new gutter system.
- vii) Suggestion to get Tim Rich from Knowles Industrial Service to come do a binocular inspection from the ground of the elastomeric coating on the walls. A full, close-up inspection will be scheduled at the five-year mark.
- viii) It was determined that we should get a new sign for the front entrance to the property. It will be lighted and the design should be in keeping with the signs at the other two locations. Prices and sizes will be researched first.
- ix) Floor in Service entrance and Pool entrance will be painted with garage floor epoxy paint. It was suggested that he paint have sand added to it for better traction.

- c) Water heaters – The following new rule was passed regarding the maximum age of water heaters. *Due to the damage a leaking water heater can cause in a high-rise building, a maximum age before replacement has been established for the overall good of all residents. The average water heater life is 7-13 years for most brands, and according to the U.S. Department of Energy, water heaters older than average are more likely to break down unexpectedly. The maximum age for a water heater at Promenade Towers shall be 15 years with two exceptions: Vaughn stone-lined water heaters and Marathon water heaters, which will carry a maximum age limit of 25 years. Approximately 25% of all Promenade Towers water heaters are Vaughn and they have an excellent reliability record in our building. Every owner shall promptly perform all maintenance and repair work on his unit (including replacement of the water heater), which if omitted would affect the Condominium in its entirety, the common elements, or other unit(s), including work which may required by any law, ordinance, or regulation,*

and he shall be expressly responsible for any damages or liabilities resulting from his failure to do so. If any owner fails to perform such maintenance or repairs after reasonable notice from the Association, the Association through its officers or manager shall have the right, but not the obligation to enter the unit and perform such maintenance or repair in the name of the owner; the Association, after notice to the owner and opportunity to be heard before the Board of Directors, shall be entitled to assess the expense thereof as a service charge due in full at the time of the next regular monthly payment. Any water heaters that exceed the maximum age must be replaced before sale of the unit. A letter regarding this new rule will be sent out to all owners. A separate letter will be sent to those owners whose water heaters are approaching, or are over, the new expiration date. It was noted that new water heaters are subject to the Federal tax credit of 30% of the cost, up to \$1500.

- 6) Office Manager's report – A/C maintenance is going to start up soon. A letter to owners saying this should be done every 3—5 years on the system, with filters checked/changed annually will be sent out. *Estimates for carpet cleaning and spot removal came in at approximately \$1200, and was approved.* The city is planning to hold another hearing on the erection of a 100' tower with an anemometer on top to measure the winds at the East End School and on Peaks Island. John, Bruce and Len said they'd write up separate letters to be emailed to the city planner voicing our opposition to this plan. The Munjoy Hill Neighborhood Organization said they'd set up a wind turbine committee.
- 7) Meeting adjourned at 8:20 PM.

Stewart Peller
Secretary