

Directors Meeting Minutes

July 16, 2009

Promenade Towers

Directors present: Leonard Ney, Stewart Peller, John Rastl, Margie Thomsen, Cynthia Widdows and Jim Zafirson

Directors absent: Bruce Hopkins

1. The meeting was called to order in the PECA Community Room at approximately 7:00 PM.
2. The meeting minutes from June 18 were approved with minor changes to paragraph 6.b. and 6.c.
3. Treasurer's Report. John Rastl reviewed the January-June Operating Account compared to our budget. He noted that we are within \$500 of our projected budget after the first six months of the year. Mr. Rastl also reported that we have only one owner more than 60 days behind in his monthly fees.
4. Unfinished Business.
 - a. Mid-month decisions confirmed. The Board vote to go ahead with the tile/carpet replacement for the mail room, library, and office in the amount of \$8,179 was confirmed.
 - b. Wind Turbine Status. Mr. Rastl reported that the Portland Planning Board voted to recommend approval to the City Council for a text amendment to allow temporary installations of towers to test for wind with only the approval of the Zoning Board of Appeals. Jim Zafirson, Pauli Daniels and Mr. Rastl & Mrs. Rastl attended the meeting. This was a generic amendment that avoided the specific question of the East End Community School site. That will still have to go before the Zoning Board (if the City Council approves the text amendment). Mr. Rastl was also invited to join a Munjoy Hill Neighborhood Organization Wind Turbine Study Group. The group is planning meeting on a monthly basis. *Mr. Zafirson said he had discussed this issue with our attorney, Bruce McGlaufflin, who said he could write a letter to the City Council and attend their meeting to represent us and present our objections for an estimated cost of \$800-to-\$1,000. Motion was made and passed to approve as stated.*
 - c. Water Heater Notification Letter. A draft letter was approved to send to owners that have water heaters that are past the maximum age as defined by the Board's May 21, 2009 Resolution. Letters will be sent next week to nine unit owners.
 - d. Bike Storage Rack Update. The wall bike rack authorized at last month's meeting was not ordered after it was determined that it wouldn't work due to the low ceilings in the proposed location. Steve Thomsen is helping to find another affordable and workable option.
 - e. Repositioning of Light Pole. The light pole that was planned for install across from the Building Two stair tower entrance didn't work out as planned. An auger was rented and several locations were tried but it appears there are mostly large rocks below the surface. We will consider other options to reuse this light pole.

5. New Business.

a. Quote for Gutters. Mr. Zafirson has one quote for gutters on the garages and by the mailroom entrance. Including a leaf guard for the gutter across from the main entrance, the entire quote is \$5,200. Also included is a gutter on the interior of the garage across from the main entrance to drain the water from the weep holes at the back of the garage to a sump pump at the North end. He will get one more quote for this work.

b. Seal Coating Driveways. Mr. Zafirson has one quote from the contractor that repaved the driveways last year for \$11,000 which includes seal coating and all new striping. We had been advised to seal coat the blacktop one year after the initial installation and then every five years thereafter. He will get at least one more quote. This work will be done this summer.

c. Drain on deck of #255. The drain on the deck of #255 was replaced several years ago by an independent contractor but it sits higher than the deck surface. Mr. Zafirson approved Rick Lank to remove and replace this drain with one that fits correctly.

d. The pavement height levels between concrete and blacktop near parking spot #80 (near the dumpsters) have nearly leveled off. Mr. Zafirson suggested we take a wait and see plan on this area.

e. Discussion of meeting dates. A suggestion was made to change the normal monthly Board meeting date. After discussion, the Board agreed to leave the normal meeting date as the third Thursday of each month; except in September where it is the second Wednesday (as defined by the By-Laws). Meeting time remains at 7:00 PM.

f. Move \$100,000 in Reserve funds into a CD. Due to the very low interest rate on our UBS Reserve fund (currently .01%), *Mr. Rastl made a motion to open a new Reserve fund account at Bath Savings Institution with a CD for approximately a one-year term at approximately 1%. Motion was approved.*

6. The meeting was adjourned at approximately 7:45 PM.



John M. Rastl
Secretary Pro Tem