

Directors Meeting Minutes

April 15, 2010

Promenade Towers

Directors present: Bruce Hopkins, Michael Lincourt, John Rastl, Margie Thomsen and Karen Winslow

Directors absent: Leonard Ney and Jim Zafirson

1. The meeting was called to order in the Community Room at approximately 7:00 PM.
2. The meeting minutes from March 18, 2010 were approved as written.
3. Treasurer's Report. John Rastl reviewed the Operating Account activity from January-March noting that we are \$462 under budget. Our Operating Account balance as of March 31 was \$25,492 and our Reserve Accounts total \$457,037. Three owners are more than 90 days behind in their monthly fees.
4. Unfinished Business:
 - a. Construction updates (most provided by email update from Jim Zafirson)
 - Lower driveway catch basin repair. The repair is completed except for repaving the blacktop which will be done toward the end of April (after asphalt season opens).
 - Trash room/closet flooding. The contractor that repaired the drain basin (GLB) is working on a quote to chip out the concrete around the door sill and install a drain. It would be piped to the floor drain in the trash room. This will take care of future flooding in that area and will be less money and less invasive than other options we had looked into. The trench drain would be installed in concrete and pavement cuts would be saw cut, tacked and paved.
 - Status of water leak repairs. Leaking sliders - As a result of the last heavy storm, we had three sliders that leaked. Upon inspection, A & A Windows found that one unit (#158) had a missing sealant joint and the other two (#224 and #228) had weep flaps that were jammed open. The weeps were replaced and the joint was properly sealed. There were also blown out cap flashing joints on the pool side wall of building two (above #216's living room window). Knowles will have two people on site tomorrow morning to replace the caulk joints.
 - Lighting replacement in Library, Community Room. Rick Lank should have the work in the Library wrapped up by the end of next week. He's replacing the metal emergency lighting fixtures to match the new recessed cans he just installed so everything matches. Once the library is finished he will look into replacing the last fluorescent fixture above the door as you enter from the mail room toward the Library and Office. Board members agreed that we need to wait till the ceiling is repainted for the final look, but consider the Library lighting, while perfect for the Library, will not be bright enough for the Community Room.
 - Status of roof repairs. The metal roofing above the Lobby has been repaired and secured along the edge. We are still waiting for repair of the roof above #258.
 - b. Status of washing machine hose replacement. Mr. Rastl reported that 58 units have been completed, 16 more have been picked up for do-it-yourself install and must be verified, 4 still remain to be picked up, and 3 need new valves before the hoses can be installed (total of 81 including Mr. Lank's unit). An additional 21

valves were noted as “leaky” and although they could be shut off to replace the hoses, the plumber has recommended replacement. A letter has been sent to these owners and Pauli Daniels will begin to call them to schedule in groups that allow the water shut-off on the same run.

c. All gutter downspouts have now been replaced. An owner recommended patching the pavement at the base of some of the garage posts (across from Building 1). The pavement is badly broken and will only get worse next winter if not repaired.

d. Mr. Rastl attended the Munjoy Hill Neighborhood Organization’s Wind Study Group on March 25 and discussed key points.

- The group had a guest speaker, Ms. Jean Frazier from the City Planning Board. She is the city employee who was responsible for moving the anemometer/tower issue through the City Planning Board and to the City Council. Her current task has been drafting a Portland city ordinance on wind energy devices. She described her current draft and answered questions for about an hour. Her research has included detailed review of several cities that have similar ordinances.
- Her approach (as guided by the City Planning staff) is to be “very conservative.” She is personally very pro-wind and “green” but she/they fear that one bad situation will do more harm to wind power than it is worth. She said she expects the height allowable will be no more than 10’-20’ more than is allowed in the particular neighborhood/zone in question. Mr. Rastl believes for the East End Community School [EECS] that is currently 33’. There will also be setbacks from property lines but those will be too small to affect our situation with the school. There will be noise limitations but those are hard to prove beforehand. There are many new small companies with unproven products – unlike the 400’ commercial turbines where there is a lot of data. Also, noise limits are difficult to enforce after installation if there are complaints. She has found a number of vertical axis turbines that promise low noise and most are in the 30’-40’ high category. One is to be installed at DiMillo’s restaurant in the near future. She also said most of her research is leading her to think that small wind devices that are appropriate within a city do not justify the cost/time for an anemometer tower and study.
- The EECS teacher who is on the study group was asked to give an update on the school’s progress. She said she hasn’t made any new progress and that Mr. Doug Sherwood, Portland Public Schools project manager, is busy on other issues and hasn’t made any progress on anything either. His next step is to get an engineering safety report regarding their proposed tower/anemometer and she guessed that he hadn’t made progress because they don’t have the money to pay for the report. She also said her position is being eliminated next year due to school budget issues.
- Mr. Rastl’s tentative conclusion is that it is unlikely the school will continue with this project due to lack of funding but if it does find money or a grant, any device that would be approved under the city’s proposed ordinance would probably not cause any negative impacts to Promenade Towers [initial school planning by Mr. Sherwood and others were for wind turbines of up to 250’ in height].

5. New Business:

a. Mr. Hopkins reported that T-Mobile is doubling the amount of electronic equipment they have on the roof and when that is complete, they will be replacing the antennas. Both are significant investments that signify their plan to stay and thus our steady income stream for the future.

b. Mr. Hopkins will soon meet with a team from WGME, Channel 13, to discuss putting one of their “Skycams” on our roof. The amount of additional equipment would be small. They typically would mention

their Skycam shot is from the top of “Promenade Towers” and display a graphic of our choosing. Whether they would provide any additional “rent” for the space will be discussed.

c. Several owners asked when the “spring sweep” would be scheduled. Mr. Rastl said he would check with Ms. Daniels.

6. The meeting was adjourned at approximately 7:35 PM.

A handwritten signature in black ink that reads "John M. Rastl". The signature is written in a cursive style with a large, looping initial "J" and "R".

John M. Rastl
Acting Secretary