

Directors Meeting Minutes
Promenade Towers
March 20, 2014

Present: Gunnel Hansen, Bruce Hopkins, John Rastl, Margie Thomsen, Jim Zafirson

Absent: Dave Mathieu, Leonard Ney

1. The meeting was called to order at 7:04 p.m. in the Promenade Towers Community Room.
2. Minutes from the February 20, 2014, meeting were approved as written.
3. The treasurer's report was accepted as presented. John Rastl explained that the 27 month 1% interest CD at Key Bank had a dollar limit of \$100,000, so he opened three accounts in the amounts of \$90,000, \$90,000, and \$70,361.
4. Mid-month decisions: none to report
5. Unfinished business:
 - a. Sprint upgrade remaining invoice items
The professional manager who had subcontracted all the work has left Sprint, and Bruce has been trying to establish contact with the person responsible for seeing that the remaining balance due is paid. There is also some exposed cabling which was not shown exposed in the the original plans, and Bruce will explore why it has not been shrouded, as it is visible from an owner's deck. After all work is completed, the roof will be inspected to ensure no damage. Bruce also said that Verizon is looking for an eighth tower location in Portland. Our building is a possibility, and a Verizon representative has been here to take photographs.
 - b. Time Warner Cable proposal
The savings in the packages presented by TWC are substantial, but unit participation must be 100%. At present, 61 units have internet, and 44 have TV. If a package is selected and approved before a possible ComCast purchase of TWC, package prices would be guaranteed. The Board therefore decided to offer the package to unit owners for a vote at a special Association meeting to be called instead of the normal April Board meeting, rather than wait for the annual Association meeting in September. Detailed information and proxies will be sent to owners, in accordance with the By-Laws, before the special Association meeting.
 - c. Winter parking rule changes
The upper parking lot has been an ongoing problem for the plow contractor to clear after storms. Rather than have him increase the cost to the Association for many return trips, the Board has decided to make some changes. *A motion*

was made, seconded, and passed to make seven or fewer long-term winter parking spaces available by permit only from November 1 - April 1. These parking spaces will be clearly marked with signs. Once they are filled, owners needing long-term winter parking will have to either have someone move their vehicle for every storm (this must be privately arranged, as the Association cannot be liable for moving vehicles), or make provisions to park elsewhere. Non-compliant vehicles will be towed.

d. Maintenance actions

The new water pump has been installed.

All storage cages have been painted and properly numbered.

6. New business:

a. Annual Financial Report

A motion was made, seconded, and passed to approve the Annual Financial Report for dissemination.

b. Information sharing with Portland House

Portland House has expressed interest in information sharing concerning many issues common to both associations, such as elevator modernization, Portland House's current sprinkler project, city trash pickup and recycling, and snow plowing. Dave Mathieu, John Rastl, and Jim Zafirson have volunteered to meet with with Portland House representatives for information sharing.

c. Observed attempted theft in upper parking lot

On Friday, February 28, at approximately 11:00 a.m., an owner observed a car pulling into the upper parking lot and park. A man got out and looked inside every car parked in the lot, trying to open the doors of each car. Being unsuccessful, he drove off before the owner had a chance to call the police. The car was too far away to read the license plate.

This occurrence underscores the importance of keeping vehicles locked, and valuables out of sight.

d. Property Management Report

A new radon testing law went into effect on March 1. Karen Goodwin and Bob Keegan explained that it only applies to people who have tenants, and they would need to have the testing done by a certified tester because the elevator communicates between floors. The Association is not liable for radon testing, and landlords would have to make their own arrangements for it if they rent out their units.

e. Miscellaneous

An owner inquired about improved bicycle storage that was discussed last year. Since Len Ney had done the most research on this, he was referred to Len.

The cost of new mailboxes was approved last year. The wooden cubbies will be painted and kept for non-US mail communication. New mailboxes will be of

sufficient size to accommodate magazines laid flat. Bids for the work will be secured once contractors have finished current projects.

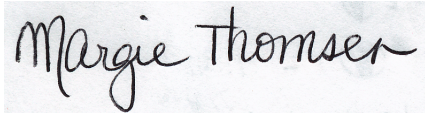
It was noted that legal mail should be addressed to:

R & E Associates, Inc.

107 York Street

Kennebunk, ME 04043

7. The meeting was adjourned at 8:00 p.m.

A handwritten signature in black ink on a light-colored background. The signature reads "Margie Thomsen" in a cursive script.

Margie Thomsen
Secretary