

The Algonquin Association
Board of Directors Meeting
April 25, 2017

The meeting was called to order at 9:40 a.m. The following members were present: Glenda Greenhouse, President; Sid Roberts, Vice President; Norman Goldwasser, Treasurer; Don Hammer, Secretary; and Margaret Magnussen, at-large. Staff present were Susan Rodriguez, manager, and Edward "Rudy" Barnes, maintenance supervisor.

Unit owners present were: Margaret Ayscue, Ida Becker Hersh, Brian Campbell, Mary Pem Copeland, Roy Darnell, Mona Goldwasser, Henry Gottlieb, Iris Hanson, Joe and Ellie Marasco, Judy McReynolds, Gloria Ornoff, Lesle Palmeri, Sally Palmerton, Llew Roberts, Heide Schwartz, Tom Simpson, Mary Jo Sturtevant, Lyn Tucci, and Mita Vail.

On motion made by Roberts, and seconded by Magnussen, the minutes of the March 21, 2017 Board Meeting were approved as presented.

Treasurer's Report: Norman Goldwasser reported that as of March 31, 2017, the Operating Fund balance was \$76,870, and the Reserve Fund balance was \$682,081. Net revenue was about a break even.

Finance Committee: No report. We don't have another CD maturing until September. The CD that matured in April is being invested at Langley Federal Credit Union.

Covenants Committee: Margaret Ayscue submitted her report in writing, and noted that the laundry rooms generally look shabby and need painting. The lint traps in the dryers need cleaning.

Social: Barbara Romeo was not present. Lyn Tucci reported that the Hot Dog Roast will be July 9; the Italian Night will be September 28; and the Holiday Party will be December 14.

Library: Barbara Klear was not present and no reported was made.

Fire Safety: Pete Beller plans to do a training on tornado procedures.

Susan suggested that all residents sign up for “Norfolk Alerts.”

Newsletter: Lyn Tucci reported that she could try to include an informal report on the Homeowners Forum into the Newsletter. Also, she will be encouraging residents to conserve water and electricity.

Building Committee: Brian Campbell submitted a written report and commented briefly on corridor make-up air issues; excessive heat in the Algonquin Room (at times); and hot water flow/pressure on the upper floors.

Grounds: Lyn Tucci reported that the herb garden has been started, but had been rained out. The bulkhead “buffer zone” work will start next week. The committee is working on a landscaping plan at the front entry where the wall has been removed.

Management Report: Susan Rodriguez reviewed her management report with the Board. Of note:

1. T-Mobile: is preparing to do asbestos remediation work. Our check for the initial payment has been ordered.
2. The electric bill is on a level billing but the Board resolved to go back to regular billing at the end of the year.
3. Ground subsidence. The work is substantially complete.
4. 1A&B screen walls. Ann Stokes has been given the GET report and information about the voids under the slabs.
5. Caulking: the caulking company representatives have been out three times, and have been looking at the best caulking options. The start date for the work has not yet been established.
6. Oyster reef. Is on hold because of lack of funding.

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7. Reserve study: The Board members should review the draft report carefully, and prepare questions to be asked of Mr. Pointon when we meet with him. Susan will schedule a meeting in the next several weeks.
8. Front screen wall: needs “caps” to cover the exposed concrete blocks.
9. EMF & RF emissions: we will get a copy of the T-Mobile report.
10. REMINDER: Susan asked that a notice be placed in the newsletter reminding everyone that: “the trash chutes and laundry rooms are not to be used between the hours of 10:00 p.m. and 8 a.m.; and all food deliveries must be picked up at the front desk.”

The maintenance report was submitted in writing:

Board Action:

1. On motion made by Hammer, seconded by Magnussen, the Board amended the Rules and Regulations, paragraph 29, by deleting the second sentence thereof, and replacing it with: “Any person seen feeding the geese, ducks or any other wildlife on the Algonquin House property, shall be fined \$50 for each such infraction.”

Future business pending:

1. Schedule meeting with Philip Pointon to review Reserve Study (June).
2. Proposal for screen walls (outside 1A and 1B) (awaiting pricing information from Ann Stokes.)
3. Proposals for Algonquin Room window repair (on hold until caulking is complete.)

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4. FHA Approval renewal (July)
5. Bid HVAC contract (July)

The next Board meetings are scheduled for May 23 and June 20, 2017.

The meeting was adjourned at 10:55 a.m.

Don Hammer, Secretary

Glenda Greenhouse, President