

The Algonquin Association  
Special Board of Directors Meeting  
December 12, 2017

The meeting was called to order at 2:00 p.m. The following members were present: Ellie Marasco, President; Sid Roberts, Vice President; Norman Goldwasser, Treasurer; Don Hammer, Secretary; and Margaret Magnussen, at-large. Staff present were Susan Rodriguez and Rudy Barnes. Residents present were: Vicki Hansen, Brian Campbell, Henry Gottlieb, Joe Marasco. Guest present: Gordon Hughes of Bayline Lift Technologies.

Mr. Hughes reviewed his October 27, 2017 written report of his inspection of the elevators. He noted the following about the elevators:

1. The elevators are original equipment (1965), having been partially renovated in 1997. They are nearing the end of their useful life.
2. The elevator machines leak oil, and always have (he had actually been a technician and worked on our elevators many years ago).
3. The cabs are steel and are still usable, though they need to be refurbished (new lighting, new flooring, new side panels, etc.) which could cost \$10-40,000.
4. He would have to measure the size of the shaft, but it may be possible to increase the size of the second elevator to a 42" opening. That would be expensive, however, because the door frames of the openings at each floor would have to be removed and the block walls would have to be cut.
5. The operation of the elevator doors is less than desirable.
6. Maintenance is adequate.
7. We need to develop a plan to replace both elevators. The plan should be in place within two years. Over the next several years, the elevators will become less reliable, and more costly to repair/maintain. Both will probably need to be replaced in 2-4 years.
8. Current total cost to replace both elevators would probably be about \$350,000-\$400,000. We may have additional costs for electrical work, construction work around the openings, etc. He recommended installation of new solid-state, gearless (direct-driven) elevators (rather

than the gear-driven style machine that we have now.) Removal and installation would probably take at least 6 weeks for each machine (for a total of at least 12 weeks.)

9. We could install “rope grippers” now, but the elevators leak so much oil that the functioning of the rope grippers would be quickly degraded and they would become ineffective.

He recommended that:

1. Door rollers, tracks and links should be replaced now.
2. The interior of the cabs could/should be refurbished now (flooring, lighting, side walls, etc.)
3. The exposed wire in the elevator shaft should be replaced.

Don suggested that we contact Miller+Dodson to revise the Reserve Study to provide for:

1. The replacement of one elevator in 2020 at a cost of \$200,000, and another elevator in 2021, also at a cost of \$200,000.
2. The renovation of both elevator cabs in 2019, at a cost of \$40,000
3. The replacement of corridor carpeting in 2018 at a cost of \$
4. The accomplishment in 2018 of those reserve items not accomplished in 2017

in order to see if our reserve funds are adequate, at current funding levels.

This section of the meeting ended at 3:20. The Board members, and the residents in attendance then “brainstormed” about ways to improve building security. Margaret Magnussen related her observation of the security system in place at a friend’s condo building, and the Board discussed possible application of that system here. There was general discussion about security efforts that the residents and staff could

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adopt/apply. Notes of that portion of the meeting will be distributed separately.

There being no business requiring Board action, on motion made by Magnussen, seconded by Hammer, the Board voted unanimously to adjourn.

The meeting was adjourned at 4:25 p.m.

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Don Hammer, Secretary

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Ellie Marasco, President