

The Algonquin Association
Board of Directors Meeting
May 23, 2017

The meeting was called to order at 9:35 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: Frances Benson, Brian Campbell, Harry Carter, Mary Pem Copeland, Roy Darnell, Henry Gottlieb, Iris Hanson, Gil and Karen Hoy, Barbara Klear, Joe and Ellie Marasco, Gloria Ornoff, Lesle Palmeri, Sally Palmerton, Llew Roberts, Barbara Romeo, Mary Jo Sturtevant, Lyn Tucci, Mita Vail, Renee Wiman and Meriel Wright.

On motion made by Magnussen, and seconded by Goldwasser, the minutes of the April 25, 2017 Board Meeting were approved as presented.

Treasurer's Report: Norman Goldwasser reported that as of April 30 we had operating funds of \$70,697.66, and reserve funds of \$674,854.90. Year-to-date we have net positive revenue of \$12,313.87, with utility accruals of about \$15,000.

Finance Committee: Virginia Henderson was not present. No report is anticipated until August (in regard to the CD that is maturing in September.)

Covenants Committee: Margaret Ayscue was not present but had reported to Susan that the items on the repair list had been taken care of.

Social: Barbara Romeo was not present. Lyn Tucci reported that there would be a hamburger and hot dog roast on Sunday, July 9. More information will be posted.

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Library: Barbara Klear reported that the committee had reviewed the hardbacks, and had processed new donations of audio tapes. She thanked her committee members for their hard work.

Fire Safety: Pete Beller reported (in writing) that he will hold a fire drill in June and that he will hold an informational meeting about preparing for tornados, which meeting is tentatively scheduled for June 20.

Newsletter: Lyn Tucci had no report. Suggestions or submittals for inclusion in issues need to be given to her by the middle of the month.

Building Committee: Sid Roberts deferred to Brian Campbell to comment on the committee report which had been submitted in writing. Brian noted that the Committee 1) hopes to work with the Grounds committee to develop an 8-10 year plan of projects; 2) suggests that we find out what is happening on the 1A pad before starting work on a new wall; 3) has reviewed the GET report; 4) suggests increasing water flow to the upper floors; 5) change the Reserve study in regard to the generator; 6) we should get bids from several contractors for the work needed at the front of the building.

Grounds Committee: Meriel Wright noted that the tree at the southwest corner of the parking lot needs to be removed. She will seek several bids because the Bartlett bid seems too high. Susan will meet with Bartlett to arrange the trimming at 1A that should have been accomplished last fall.

Lyn Tucci reported that: the area where the new native grasses will be planted has been treated to prevent a re-growth of the Bermuda grass; planting of the new grasses has been delayed because the City only had 300 plantings available (instead of 400); the oyster reef project will not proceed; the committee hopes to move the rose garden to a sunnier spot; the committee will be updating the specifications for the lawn service contract; the committee wants the Board to consider a new

sign for the building, removing bushes in front of the entry screen wall, installing pavers for in front of the entry wall, and consider a whole new plan for the “mall” area.

Don Hammer noted that as of April 30 (4 months), we have spent \$9,334 of \$20,000 Grounds budget.

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

1. Water intrusion. Further work will be accomplished during the re-caulking. The “hole” at the Northwest edge of the building will be filled.
2. Ground subsidence. The KSR work at the Northwest facade has been substantially completed but KSR will have to repair the damaged brick paver.
3. Screen wall at 1A&B. We are still waiting on pricing info from Ann Stokes. Susan will get bids from several contractors for excavating around the base of the pad to determine whether there are issues with the support pilings.
4. Cellular antenna. No work has started. No money has been received.
5. Boat ramp. The work has still not been started, despite the fact that river levels have been down on numerous occasions.
6. Caulking. Some work started May 15. The caulking company will provide pricing information on the glazing of windows, so that if individual unit owners want to have glazing done (at their expense), they will be able to do so as the swing stage is available nearby.
7. Pre-cast exterior panels. George Compo has estimated that the cost to seal the panels would be \$78,810. Susan will find out whether George Compo believes that sealing is actually necessary.
8. Reserve Study. Susan will schedule a meeting with Philip Pointon to discuss the reserve study.

9. Audit. Work will start this week.
10. Pool is not open. Inspection has not yet been scheduled.
11. Elevators may need to be modernized. This needs to be discussed with Mr. Pointon for possible inclusion in the Reserve Study.
12. Parking lot. The Board will meet with a contractor about "asphalt rejuvenation."

The maintenance report was submitted in writing:

Board Action:

1. Code of Conduct: tabled. The Board members will submit suggestions to Don Hammer, who will prepare a draft Code for consideration at the next meeting.
2. Addition to the Rules and Regulations regarding the permissibility of operation of drones on or over the Algonquin House property: tabled. Board members will submit suggestions to Don Hammer who will prepare a draft proposal for consideration at the next Board meeting.
3. Landscaping of the Northwest facade: tabled, pending review of the 2014 GET report.
4. KSR proposals regarding work at/near the entryway: tabled pending completion/correction of other work by KSR and/or receipt of other bids for the work, and a review by the Building Committee.

Future business pending:

1. Meeting with Philip Pointon (elevator, sealing of aggregate panels, generator, windows, sanitary risers, etc.)

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2. Recommendation from George Compo re sealing of aggregate panels.
3. Require completion/correction of KSR work
4. Obtain bids from contractors to excavate around the foundational supports of the 1A pad
5. Obtain a bid from Sweat Brothers for tree removal
6. Obtain pricing estimate from Ann Stokes re 1A screen wall
7. Obtain contract payment from T-Mobile
8. Obtain bids for the HVAC contract (July).
9. Renew the FHA approval (July).

The meeting was adjourned at 12:10. The next two Board meetings are scheduled for June 20 and July 18.

Don Hammer, Secretary

Glenda Greenhouse, President