

Scopello Condominium Association, Inc.

Board of Director's Meeting

October 15, 2020

Call to order: President Raymond Springer called the meeting to order at 2 pm

Roll Call: Present were Raymond Springer, Denise Moncur, Charles Campbell via telephone, George Skaperdas and Barry Eagle. Guests were Phyllis Eagle and Amparo Springer. All board members were present on this meeting and a quorum was declared.

Proof of Meeting Notice: Raymond Springer posted a notice of meeting on the foyer bulletin board at approximately 11AM on October 13, 2020.

Reading of last meeting's minutes: The Board of Directors unanimously agreed to waive.

Date of 2021 Annual Meeting: All schedules were checked and all agreed to hold the Annual Meeting on January 13, 2021 at 10 am.

Third Quarter Operating Results and Maintenance Expenditures

Ray said that he had analyzed the results for the Third Quarter and prepared a summary for the Board that he emailed a few days prior. All agreed that they received and read the summary. Third Quarter Operating results (adjusted for about \$2200 of outstanding repair bills) were close to budget, a little over due to pool expenditures which we expected and favorable to Year to Date budget by \$1200. We have \$28,725.76 in Contingency Reserves which can be used to complete the next phase of re-landscaping that Barry has presented and to restore the outside lighting that George has proposed. It was agreed that the Re-landscaping project will proceed first followed by the Restoration of the outdoor lighting. Ray stated that we have not been billed by OTIS Elevator for approximately \$9,000 that remains due on the Emergency Return Unit that was installed in the spring 2020, which will be paid from the Elevator Reserve.

2021 Operating Budget Discussion and Approval

Ray presented the proposed 2021 Operating Budget. He indicated that he made a few changes from the 2020 budget for increases in maintenance and insurance expenses offset by lowering the amount allocated to the Contingency Reserve by \$3,100. It was unanimously agreed that no change to monthly dues was needed this year.

2021 Possible Expenditures

Ray listed some of the items that may need to be addressed in the coming year.

Resurface pool-\$9000- Pool reserves

Repaint Pool Furniture-\$5000-Contingency reserve

Replace NW garage door-\$2000-Contingency reserve

Replace Corridor ACs (coastal Carrier by United)- \$14000 Corridor Reserve

Ray also indicated that we might consider replacing the Western portion of the Mansard Roof for approximately \$25,000 but the Board was not interested so long as it was not absolutely necessary.

Corridor AC

Denise and Dennis Moncur, unit 403 are still reporting noise issues with AC units on roof. Noise dampeners were installed on the three units owned by the Association a couple of months ago. Denise indicated that the dampeners helped, but new noises are preventing sleep. She further indicated that she was hearing offensive noise during the day. Barry and Phyllis Eagle were on the roof with their United AC tech and all three of them heard the 3rd floor unit kick on and make a loud noise. United AC tech offered up some possible reasons for this noise and suggested calling United to come for a service specifically for that reason. Barry offered to set up the appointment and speak with United about the issue. Denise and Dennis have vacated their unit and will remain away until the issue is resolved.

Soffit Issues/Telephone Meeting with Jeff Walkowiak

We are experiencing soffit falling out particularly on the West side of the building primarily due to failure of the furring strips attached to the masonry wall. Additionally there are two other locations where the soffit was blown out of its position. It was discussed that possibly not enough fasteners were used by the Tom White contractor.

Jeff Walkowiak called in to give us his opinion and our options for a more permanent fix. Jeff explained he would have to rent a lift to go around the entire building to complete this process. He said his process would be to remove existing furring strips, attach new ones to wall, use galvanized screws (red heads) to reattach so they hold up to salt corrosion and higher winds. Due to possible updraft, he wants to interlock soffit every 3 feet (and wrap on both ends) instead of the usual 10 feet most contractors do. He also suggests the 2 inch wrap towards the walls may give an insurance discount. Our existing soffit is about 2 years old and he recommends the 12-15-year type. Until he examines the existing soffit, he/we will not know if all the soffit needs to be replaced or just a portion and will price both ways. Additionally, he recommends putting up new fascia over the old existing fascia and changing out the wood and J moldings which were not done the last time. Jeff recommends using extra screws/nails/ and will price accordingly. Jeff also will give a quote for a preventative maintenance contract for our building which would address issues such as doors, hinges, salt corrosion, sprinkler system etc.

Otis Contract

Our Otis contract renews every 5 years unless notice is given 90 days in advance. Our contract just renewed on 11/1/2020. The board all agreed we would keep Otis as our elevator vendor. It was suggested by Barry that a test of the new safety system should be conducted, and a call should be placed to inquire on how to conduct that test. One of the inside cab's call light remains on and need addressing.

Surge Protection on Building

Our monthly electric bill indicates we are paying for surge protection and we're told there is a "black box" somewhere proving it. Denise Moncur will call our electric company and get more details about this service so we can be clear about our protection.

Spa Heater/Spa Light

George called the repair company who said they changed the motherboard, but spa still not working. He asked for a service call and will keep us posted. The new bill was \$930 and will not remit payment until issue is resolved.

The spa light is not working and may need a new bulb. George is checking with Bruce who installed the previous one. We may need to change to an LED versus an incandescent bulb.

Subrogation claim/small claims subpoena

Ray contacted Bob Mitchell, our insurance carrier and resent him a copy of the Sleuth Report which affirms the fault of water damage was not due to negligence by the Association or neglect to the building. The carrier for our liability insurance, Philadelphia Insurance, will send a representative to court on our behalf.

Landscaping

It was agreed that the next phase of landscaping should be on the East side of the building. Barry is getting a full quote and will report back. The board agreed that this project is approved pending quote.

Other issues

George fixed the door handle in the pool bathroom.

A motion and a second to end the meeting was put forth and all agreed.

Meeting Adjourned: 3:45 pm

Submitted by : Denise Moncur, Secretary