Draft Minutes of the May 18, 2023, Meeting of the Board of the Presidential Cooperative.

Present: Larry Lawwill, president; Richard Feuring, treasurer; John Campbell, secretary; Paul Dolinsky, member; Desmond Foynes, member. Also present was Adrian Gross, representing the W.C. Smith Management Company.

President Lawwill called to order at 5pm the virtual meeting of the board of The Presidential.

Summary: The board received reports on various ongoing maintenance issues, the installation of new landscaping, and the settlement reached by with the Barcode. There was an update on maintenance issues to be addressed in the near future, including chimney caps, traps and valves related to the operation of the heating system in residences, and the filters and UV lighting associated with HVAC system during the Covid-19 pandemic. There was a conversation about the process of selecting a company to carry out a reserve study. The next board meeting will be in person June 21 at 5pm in John Campbell’s apartment, no, 202. End summary.

Financial update

The treasurer reported on the cooperative’s current financials, which he said are on track. Cash reserves were approximately $175,000 following the payment of the currently-due tranche of property taxes. He said that the cooperative is on track to have accumulated reserves of perhaps $203,000 by the end of the calendar year toward the end goal of $250,000.

He also updated his previous report on arrearages in monthly cooperative payments by two coop members. One is no longer in significant arrears. As for the other, following no response or contact, there was a discussion of next steps, with board request for legal and financial advice in conjunction of W.C. Smith.

Barcode

There was a report on the settlement reached by Protestors (The Presidential, The Adele, the Dupont Circle Citizens Association, and the Area Neighborhood Commission 2C, with the bar/club trading as Barcode. The settlement addresses issues such patron capacity, hours of operation, noise abatement, and enhanced security. The final text of the agreement is being circulated to board members.

Building Maintenance

Still awaited are estimates for the repair/installation of chimney caps. An estimate of the cost of a building-wide survey of the traps and valves, part of the hot water heating system, is expected by the end of May.

The board authorized the replacement of the fire alarm panel, as required by DC government agencies. It will be installed by May 30.

The board discussed the possible reversion to pre-pandemic practice of HVAC lighter filters and elimination of UV lighting. Pending further study, the board took no action.

The board discussed the process by which it would select a company to do a Reserve Study, a survey of the building’s structure and mechanicals that would chart and schedule maintenance issues. Pending the distribution of further information, the board decided to select the company through a virtual process by e-mail before the next regularly scheduled board meeting.

Landscaping

The installation of board-approved new landscaping, including the installation of a watering system, is now underway and likely to be completed by the end of May.

Window Washing

The board authorized The W.C. Smith Company to proceed with window-washing. It would take place upon completion of the landscaping at an estimated cost of $4,600.

Schedule of board meetings

The next board meeting will take place June 21 at 5pm in apartment #202, the residence of John Campbell.

The board adjourned at 6pm and went into executive session.

Executive Session

Respectfully submitted

John Campbell