

Minutes of the May 21, 2024, Board Meeting of the Presidential

Present were Larry Lawwill, president; Charles Krewson, vice president; John Chagnon, treasurer; John Campbell, secretary; and Paul Dolinsky, member. The president called the meeting to order at 5:05pm.

Summary: the board considered the status of various maintenance and improvements issues, including the restoration of lobby, a work plan for the repair/restoration of iron work most immediately on the second floor of the building, and and subsequently repair of the balconies on the rear of the building. Also discussed was the repaving of the front driveway, the repair/rehabilitation of the rear stair well, and the back hallways. There was also an extensive discussion of the organization and retention of the records of The Presidential and the possible renovation of a basement apartment. End summary.

The board approved the minutes of the April board meeting.

Financial Report:

The treasurer reported no significant irregularities or audit issues, but signaled the late payment of an invoice for a washer installed in 2023 and the number and high cost of multiple telephone lines. The board asked the treasurer to query the building manager on the charges – why the invoice and payment for the washing machine was so late and why the number of phone lines and associated charges were so high. The treasurer also reported that he is still waiting for a budget break-out of capital improvements in recent years, notably the replacement of the boiler and a review of the warranty on the painting/repair of the fire escape..

Public Works on L Street, N.W.

Responding to resident concerns about scheduled night work, the president reported on his conversation with relevant city officials. According to the city, the work must be done at night because L Street is a major thoroughfare moving traffic to the east.

Bollards, tree grates, and the fire escape

The board expressed concern about their poor state of repair and undertook to query the city about tree grate repair or their removal. With rust on the fire-escape, the board asked the building manager to call back the contractor that originally painted it.

Lobby refurbishment

The board expressed satisfaction that the cleaning and polishing of the marble floor started on May 21; the work is likely to take four days. However, there was disappointment that there had been no advance notice to residents that the work was about to begin. There was a discussion of a proposal from Paul Dolinsky for restoration of the lobby to its original appearance. The board was favorable, and requested further information as to cost which Mr. Dolinsky undertook to provide. The board also discussed ways that residents could have input into whatever final decision the board makes.

Window cleaning

The building manager's report noted that the building's windows would be washed in May. The board expressed concern about various missing window glass dividers. A board member volunteered to perform an informal survey of how many are missing and how many of those not in place have been saved.

Tree

The board discussed using building funds to plant a tree on 16th Street that has died. A board member undertook to query the city as to whether it is possible for a private entity, The Presidential, to plant a tree on city property at its own expense

Basement apartment

At the board's request, Charles Krewson and Paul Dolinsky undertook to survey the apartment from the perspective of making it fit for habitation and to provide the board with an informal estimate of the costs.

Records of The Presidential

There was a lengthy discussion of both the accumulated records from the past and the establishment of guidelines for future retention and disposal. There was a consensus that old records of applications by prospective owner/tenants with personal informal should be destroyed. Similarly, there was a consensus that the board minutes and certain financial records should be retained. There was also a discussion of the best way to store the records to be retained. Board members undertook to review the guidance provided by The Presidential's counsel before proceeding.

Entry Mats

The board is asking the property manager for an update on the installation of new all-weather lobby mats.

Duct cleaning

A survey of the ducts on the eighth floor is underway to determine the feasibility of cleaning the building's entire duct-work.

Smell in building

A resident has expressed concern about odors from an adjacent, vacant apartment possibly associated with mold. The president undertook to contact the owner of the vacant apartment to inform him that board representatives would visit the apartment to determine if odor was being generated there, and if so, what its nature is.

Working together

There was a board consensus to ask the property manager to be present for board meetings in June, September, and October and to compensate him \$100 for each meeting he attends in excess of those already covered by the contract between The Presidential and CSI, the property management company.

There was discussion of a possible summer building-wide social event. While the board was favorable, no specific action was taken.

The next board meeting will take place on June 12, hosted by Charles Krewson.