

September 25, 2024 Draft Minutes of the Board of The Presidential Cooperative

Present were Charles Krewson, vice-president and presiding in the absence of president Larry Lawwill ; John Chagnon, treasurer; John Campbell, secretary; and Paul Dolinsky, member. Larry Rowse, The Presidential's property manager as designated by Community Systems, Inc. (CSI) was also present. The vice-president called the meeting to order at 4:05pm.

Under a new board policy, four owners attended the meeting as observers. They departed when the board went into a brief executive session. None spoke.

Summary: the board considered various maintenance and building improvement issues. It set the next board meetings for October 23 (Paul Dolinsky hosting in #801) and November 20 (John Chagnon hosting in #302). It scheduled the cooperative's annual Christmas party for December 11. End summary.

The board approved the minutes of the June 12, 2024 board meeting.

Treasurer's Report

The treasurer reported the completion of the audits for 2022 and 2023. There was a discussion of the possible bundling of telephone lines into the building without the board taking action. The treasurer reported on the operation and implementation of the new coop fee collection policy.

Manager's Report

Water in the basement floor: there was a discussion of various alternatives for addressing the problem. At its conclusion CSI undertook to provide an estimate and other details for the installation of a sump pump. With those in hand, the board undertook to vote by e-mail whether to approve going forward rather than awaiting the October board meeting.

Structural Analysis from SRG: the board authorized \$400 for an update. CSI undertook to provide the board one print copy of the structural engineering firm.

Camera system: there was a discussion of various alternatives for security cameras. CSI undertook to provide board with a detailed proposal including cost estimates.

Fire alarm protection: the board approved a contract with JUDD Fire Protection for the mandatory inspection, with a cost estimate of \$1,025.

Lobby restoration: there was a discussion of next steps. There was a consensus that before the lobby can be repainted, the electrical wiring issues must be resolved, including electrical outlets, lighting, and the feed for the fire alarm system. Related is also resolution of the entry-phone system. CSI undertook to provide details and cost estimates for board approval by e-mail before the October board meeting. CSI undertook to provide a cost for a hotel-style lobby luggage cart to be placed in the lobby. A USPS lock will be installed soon to allow mail delivery on Saturdays.

1st Floor Air Conditioning: In response to resident complaints about the air conditioning on the first floor, the board authorized a study of possible solutions not to exceed \$400.

Radiator Trap Replacements: the board authorized CSI to engage Spadaro Plumbing to proceed with the necessary work, with an estimated total cost of up to \$35,000. CSI will send a notice to all owners that when the work is being done, radiator covers must be removed or access to the radiators otherwise be provided.

Cleaning of air ducts: CSI will arrange for a survey of the work, and its costs. This will be done once the air conditioning is shut down for the winter season.

Basement apartment: plans are being developed in-house. There are no water issues to be addressed.

Window screens: CSI will survey owners as to who would like to have screens installed.

Front elevator refurbishment: the board authorized CSI to proceed with the necessary painting and floor replacement.

Front door protocols: CSI undertook to respond to complaints.

Training of building superintendent: the board was highly favorable to providing a training opportunity.

The meeting adjourned at 5:45pm, followed by a brief executive session.

Respectfully submitted:

John Campbell

Secretary