November 15, 2017 GT Board Meeting

5:30 p.m.

2nd Floor Lobby

**Call to order, proof of notice of meeting and quorum**

All bo ard members were in attendance: Bruce Bergen-President, Wulf Stegelmann-VP, Mo Dinneen-Secretary, Fred Murrell-Treasurer, & Ann Godmere, Patty Schroeder, and Peter Baldi-Directors.

**Approval of October 2017 minutes**

Motion to approve the minutes was made by Wulf Stegelmann, and seconded by Patty Schroeder.

**Update on window and door installation**

Door installation services started on Wednesday, November 15, 2017. The first installation went well and the owner, Kathambi, and the vendor are pleased. One door was replaced today but the vendor informed Kathambi that they anticipate a two-hour installation for the others.

An issue was presented to the Kathambi by the vendor. The new doors contain two pre-drilled holes, one for the handle or lever, and one for the deadbolt. A deadbolt is required on each new door to be fully hurricane compliant. There are approximately 23 owners that have purchased new doors but do not have existing deadbolt hardware to exchange. Others, like Ann Godmere do not currently have a deadbolt but she did purchase her own hardware, which includes a deadbolt. Kathambi is working on a plan to alert the owners that need a deadbolt, and will work with them and the vendor to ensure deadbolts are purchased and installed.

We were disheartened to receive the insurance estimate for budget purposes, as it was even higher than last year. The insurance agent said it might go even higher due to Hurricane Irma. We need to investigate because we were told the insurance would decrease by approximately $9,000 when our building was fully hurricane compliant with doors and windows. It was suggested our agent did not take this into account, and further conversation will need to take place.

The common windows (and any remaining unit windows) will be replaced after Thanksgiving.

**Laundry discussion**

A letter of cancellation will be sent to current laundry machine vendor (Washco) stating we do not want to renew the contract for six years. We have between November 20 and December to cancel, or it automatically renews. Bruce will look to see if negotiating is a possibility with them, including: less than six-year contract, replace the old machine with high efficiency machines, etc. This does not alleviate the quarter system but it is worth a negotiation conversation.

We want to also ask the current vendor how they will handle the discontinuation of the contract. Will they leave the washers here, pick them up, and remove them all at once or in sections?

We need to consider commercial washers given the amount of use and the number of people on each floor.

We need to consider a maintenance contract, not just a call to your local Maytag man. We need better response than a traditional residential response.

Patty is setting up a committee to research washers and dryers. We did discuss options that Bruce sent to the board via email, but we all agreed more research has to be done.

The contract ends in February, so we are on deadline.

**Annual meeting discussion**

The packets are in development, and will be sent at the appropriate time to meet the deadline.

**Parking discussion**

We want to discuss the following the following at the annual meeting to move forward with parking: A parking committee should be assigned to flush out and put in writing off-site parking, and an engineering report for changes that we can make to our building to provide additional parking.

Kathambi asked that those of us that want to volunteer to approach other buildings and parking garages for spaces that we should talk to Kathambi. The parking situation remains unsolved and we need to be proactive.

**Building architect discussion**

We had previously budgeted $6K for the architect drawings, and we have only spent $3K. We never provided feedback to him and the project for the second floor redesign was put on the back burner. We discussed moving forward with the other $3K to have the architect take in our comments and come up with another plan.

**Financials to date**

We are in good shape, and in the black.

**Owner’s participation regarding agenda items only limited to three minutes per owner**