

BALANCE ROCK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING ~ SEPTEMBER 5, 2019

MINUTES

Meeting called to order at 6:30 PM. Location: Balance Rock Clubhouse

Present; Jason Merithew, Susan Uhelsky, Suzanne Sutherland, Daryl Benedetto, Alicia Mielniczek; and Robert Pagliaro, Property Manager

Absent: Joseph Wolf

Review of Minutes: Susan Uhelsky motioned to accept the minutes from May 22, 2019. Daryl Benedetto seconded the motion. Suzanne Sutherland, Daryl Benedetto, and Susan Uhelsky voted in favor. Alicia Mielniczek abstained.

Managers Report – Bob Pagliaro

The operating checkbook balance as of August 31, 2019, is \$386,754.06, less \$172,705.74 for assessments held in escrow, and \$13,575.97 for Bldg. 79 insurance funds pending disbursement. We have \$725,509.44 in our reserve account. In 2018, the Special Assessment collected was \$199,312.90, and in 2019, \$148,718.84 was collected. Remaining Special Assessment funds due are \$71,968.26

Presentation by Asphalt Repairs Solutions, Inc. from Oxford, CT.

Representative: Rob

Rob explained the process and the schedule for reclaiming and prepping followed by paving and striping. He stated that there is a 2-year warranty.

- Suzanne Sutherland motioned to accept the contract for Asphalt Repair Solutions, Inc. and to allow Jason Merithew and Joseph Wolf to sign the contract. Daryl Benedetto seconded the motion. All in favor.
- Suzanne Sutherland motioned to authorize Jason Merithew and Joseph Wolf to sign the TD Bank loan for the paving project. Daryl Benedetto seconded the motion. All in favor.

Board Business: Susan Uhelsky motioned to accept Alicia Mielniczek to the Board of Directors. Suzanne Sutherland seconded the motion. All in favor.

Update on Bldg. 79: Restoration and repairs following fire damage are almost complete. Funds from Philadelphia Insurance total \$247,575.79. Disbursements so far total \$234,000. Remaining funds to be disbursed are \$13,575.97. A new fire alarm system will be installed. A few more doors need to be installed. The skylight was removed. The slight leak in the roof is under warranty. The owner of Unit 8 has agreed upon a set dollar amount to make the repairs in his unit

himself. Bob will do a final walk-through with the punch list and will hold the check until satisfied with the work completed.

Public Portion:

- Wanda Szarmach (43-3) reported that the tenant in 43-2 brings in feral cats that have had kittens. There is a foul stench in the common hallway. She has called the Health Dept. Bob Pagliaro stated that the landlord is trying to evict the tenant and the matter is now being handled by the court.
- Theresa Bender (77-21) reported that she has field mice coming into her unit. Bob stated that he will have the maintenance men place some poison in the common areas, and that the owner can set traps inside her unit.
- Barbara Gunn (49-5) reported that a unit owner in her building has 2 dogs that she doesn't walk. Dog feces fall from the owner's deck onto Barbara's deck. Bob stated that the owner has documentation that the dogs are support dogs. The unit is with the attorney for foreclosure, and the attorney will handle to dog issue as well.
- Tom Sarno (92-14) stated that he was not happy with the notice and timing of the power washing and deck staining. His deck was power washed at 6:30 PM. Workers are not showing up even though the building was posted and decks were cleared. Why is project taking 3-4 weeks? Bob explained we have the same contractor and that we are on a maintenance schedule. The weather has been an issue.
- Diane Riley (85-6) is worried about a gutter that needs repair. She reported that a worker replacing a deck on another unit whistled at a teenage girl from that unit and felt the behavior was inappropriate and should be addressed. Diane said a neighbor smokes excessively on her deck and the smoke is bothersome. Jason explained that smoking on the deck is allowed. Diane reported a problem with bat feces and urine on her windows. Susan Uhelsky suggested she call maintenance and will give her the number.
- Daniel and Rachel Sopko (50-3) reported that the building's fire system was removed leaving exposed wires. There is mold that is being painted over. He reported that there is still mold in unit and laundry room. Daniel stated that their insurance company estimated \$17,000 in damage, but the condo's insurance said \$10,000. He said Bob told him the Association would cover the laundry room only. Also asked if the playground would be replaced.
- James Gedney (81-11) was concerned that if there was asbestos in Bldg. 79's taping, what about the other buildings? Does he need to be concerned about replacing drywall in his unit? Would like to see the asbestos report for Bldg. 79.
- Tom Sarno (92-14) asked if contractors were allowed to dump their debris in our dumpsters. Wood from repaired decks was placed in the dumpsters. Jason explained that it was permissible if the contractor is working for the Association.

- Bosko Celikovic (21-7 & 8) reported that he had Rob Thomas replace his zone valves, but after a short time, he had leaks and other problems. He wondered if there is a forum for owners to share their experiences with vendors so that other owners could avoid the same problems. Jason stated that the Board plans to develop a website that will offer a venue for owners to share information.

There was discussion of having quarterly Unit Owner meetings. Also discussed were preventative maintenance and better communication with owners about projects/work taking place in their own buildings as well as others.

Jason said we would have a Unit Owners' meeting at the end of October.

Meeting adjourned at 9:55 PM

Respectfully submitted,

Suzanne Sutherland
Secretary – Board of Directors