



**Balance Rock Condominium Association**

c/o Collect Associates

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**MINUTES**

**Board of Directors Meeting**

**November 14, 2023**

**Location of Meeting: Balance Rock Clubhouse**

**Attendees:** Board of Directors & Property Manager: Jason Merithew, Jay Wolf, Sharon Saucier, Tamara Loring, Tim Wheeler, Robert Pagliaro; and Atty. Ronald Barba

The meeting was called to order at 6:05 PM. A quorum was established.

**Financial Update**

Bob Pagliaro updated everyone on the status of the financials. He stated that there is \$720,000 in reserve account. Five units are being handled by the attorney for foreclosure action. He also stated that \$34,000 is due for the oil assessment this year.

**Property Manager's Report**

Bob reported that, due to the extensive amount of rain that fell this year, the flat roof buildings suffered extensive flooding problems in Bldgs. 26, 67, 79 and 81. This is happening because the roof drains are tied into the drains in the ground and all the ground drains have collapsed due to the age of the complex. After much work, Bob believes that the problems have now been resolved in all four buildings. They have rerouted the pipes and eliminated some of the drains. No insurance claims were filed for these damages. The Association paid Pro-Klean \$35,000 for a clean-up in all four buildings over five storms.

Roof replacements for Bldgs. 26 & 50 have been completed. Bob has eliminated the roof drains in both of these buildings and have installed a tapered roof and gutter system. This will eliminate the flooding in these buildings.

## **Presentation by Mike Marcinek (building consultant)**

Mr. Marcinek gave a presentation to the Board and owners about the conditions of the 23 buildings. He stated that a 200-page report was produced and submitted to the Seymour Building Department with reference to the brick façade on all buildings. He said that the major problem is with the metal ties that were utilized during the construction of the brick façade. At the time of construction, there was no building code in place for the amount of metal ties that were needed nor are there any weep holes in the brick for water to be released.

Mr. Marcinek did mention that the bricks have collapsed on Bldg. 57 in the front left hand corner and he recommended three different applications to remedy the problem: the 1<sup>st</sup> type of application is with the same type of brick which would cost approximately \$40,000. The 2<sup>nd</sup> type of application is with a thin brick which would cost approximately \$30,000. The 3<sup>rd</sup> type of application is what is recommended by him and it is a stucco ephus type material which will give the proper insulation factor. The estimated cost is \$20,000.

The Board voted unanimously to proceed with the stucco ephus material for Bldg. 57.

Mr. Marcinek further discussed the need to put a plan of action in place for all the buildings. Once completed, it must be submitted to the Seymour Building Department (per their request). **The Board of Directors voted to hire Mike Marcinek's company AEPMI to prepare these documents and submit them to the building department.**

## **New Business**

Bob Pagliaro brought stated that an incident took place in Bldg. 67 months ago where the Fire Department was summoned to the building for a false alarm. When the fire doors were shut, two residents on the top floor claimed they could not hear the alarm go off. Because of this complaint, United Alarm will be hired to install a new system to satisfy these few residents and to satisfy the Fire Marshall's request. The cost of this alarm replacement will be between \$25,000 - \$30,000 per building.

## **Public Portion**

Questions and answers took place for the building consultant.

A motion was made to adjourn at 8:20 PM. Minutes submitted by Attorney Ronald Barba.