

Met Private Owners Group 10/19/2025 Meeting

Quick recap

The meeting centered on a proposed special assessment for garage repairs at the building. A private owners' group (not HOA-sanctioned) is collecting ownership signatures to compel a special meeting. Members questioned aspects of the engineering study, raised building-safety and scope concerns, and discussed seeking an independent review. The group plans to form an owners' committee with financial and engineering expertise to evaluate the project, pursue a second opinion, and prepare motions for the next board meeting.

Summary

Garage Repair Assessment Update

- The discussion focused on updates around a potential special assessment for garage repairs.
- The owners' group emphasized understanding ownership percentages and voting power.
- Roughly 28–30% of ownership signatures have been collected toward a petition that could force a special meeting if the board approves the assessment.
- Some participants noted the study indicates a limited portion of tendons require repair; others urged obtaining a second opinion.
- Members discussed practical impacts (parking alternatives, payment plans) alongside cost control and scope validation.

Building Safety and Repair Review

- The group acknowledged the building has been deemed safe by an established engineering firm.
- Consensus: necessary safety work should proceed, but scope and cost must be justified, prioritized, and free of padding.
- Plan: form a committee of non-board owners with finance/engineering backgrounds to review the project and commission an independent evaluation to build confidence.

Second Opinion on Garage Renovation

- Members highlighted strong owner engagement and the potential leverage of higher ownership participation.
- Suggestions included pausing to research alternatives and completing a reserve study before major commitments.
- The near-term focus: obtain an independent second opinion and stand up the owners' oversight committee; communicate this organized approach to the board.

Preparations for the Upcoming Board Meeting

- The group will collaborate on a shared list of questions rather than submit them individually.
- One member will present; others will contribute questions to be organized and shared in the group chat.
- Outreach: grow membership thoughtfully and tactfully when approaching neighbors.
- Proxies may be collected now and used for up to 11 months; a proxy form will be drafted and reviewed by counsel before distribution.
- Target motions for the board meeting: authorize a second opinion and establish the owners' oversight committee. Members noted there appear to be multiple favorable votes already on the board.

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