

# Building 12 Meeting Minutes – June 10, 2024

---

## Meeting Topic / Summary

### Board Meeting Attendees:

Jim Iverson, Paul Schultz, Mike Seery, Steve Rudnik, Linda Kermes, Tracy Svec  
Nick Voskoboev (Absent)

Jim Iverson called the meeting to order at 6:00 pm

### 1) Issues between Unit 306 and Unit 404

- Unit 306 experienced water damage on living room wall and ceiling
  - Maintenance traced problem to Unit 404 and found source of water problem from a broken/cracked toilet tank.
  - Lewis Restoration billed Unit 306 for approximately \$7700.00
- Unit 404 owner was notified Maintenance's finding that source of problem came from the cracked toilet tank and was responsible for damages to Unit 306
  - Unit 404 owner initially indicated that a claim was made to their insurance company, but found that to be false. Eventually claim was made but claim was rejected by Unit 404 owner's insurance company (State Farm)
  - Unit 404 owner was notified that due to Maintenance's assessment of the problem, the owner was responsible to pay Lewis Restoration. Owner objected to the findings.
- Building 12 Board agreed with Maintenance report that Unit 404 owner is liable for damages and the cost of repair.
  - Building 12 Board decided to pay the outstanding bill with Lewis Restoration with the following conditions:
    - Unit 404 remains legally responsible for the damages
    - If Unit 404 continues to contest the Maintenance's assessment of responsibility, a lien will immediately be placed on the owner's condo's deed.
    - Unit 404 owner will be notified of the Board's actions
    - A motion was made by Paul Schultz to pay Unit 306 outstanding bill of approximately \$7700 and put a lien on the mortgage holder of Unit 404 for same said amount. Motion was seconded by Tracy Svec and unanimously was passed.

### 2) Water issue with Unit 303 owner

- Unit 303 owner experienced water damage in one of the bedrooms.
  - It was determined that the water leak occurred due to a clogged drainage pipe from the laundry room that caused water to come up and flow into the wall/floor cavity of Unit 303.
  - Damage was determined to be localized by Maintenance. No other Units below Unit 303 was affected.

- After carefully review of Building 12's Bylaws, Paul Schultz made the motion that due to the origin of the leak, it was Building 12's responsibility to have Lewis Restoration proceed with repairs to Unit 303 and subsequently pay for damages, estimated to be approximately \$7700.00. Motion was seconded by Mike Seery and unanimously passed.

**3) Additional Discussion:**

- The Fire Protection System was found by Viking Automatic Sprinkler Company to have 10 "deficiencies" that were reported to the Rochester Fire Marshal that will need to be remedied. Cost of repairs will be approximately \$10,000.00 at this time.
- 4) Main water "shut off" valves in owners units need to be completed.**
- Cost of valve replacement will be approximately \$350.00 per unit.
  - Time of repair is yet to be determined.
- 5) Approval was given by Board to proceed with balcony railings refurbishing/rust mitigation starting with West side of Building 12 for 2024 (1/2 of project - \$12,000) and the remainder of railings to be done in 2025 for approximately \$12,000.**
- 6) Directional arrows in the parking lot will be repainted at a cost of approximately \$300.00**
- 7) Side walk replacement was approved at a cost of approximately \$3,200.00**
- 8) No further business was considered and meeting was adjourned at 7:30 pm**

**Submitted by Steve Rudnik, Secretary**