

# Building 12 Meeting Minutes – May 22, 2024

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## Meeting Topic / Summary

### Board Meeting Attendees:

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

Other: Jill Bailey – General Manager

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

### 1) Balcony railings repair

- Reviewed three bids to sand, repair, paint and rust stain removal
- Second Nature Painting company recommended by Maintenance
  - Bid for \$24,040.00
  - Recommended by Board to do North/West side balconies in 2024 and South/East side balconies in 2025
  - Motion made by Jim Iverson, seconded by Nik Voskoboev and passed

### 2) Sidewalk repair

- Eight to nine sidewalk sections need replacement on east side of building
  - Estimated repair at \$2500-\$3000.00
  - Motion made by Paul Schultz and seconded by Mike Seery to allocate \$3000.00 for sidewalk replacement.

### 3) Water leak problems

- Three units had water leak related problems
  - Currently two units are being handled by insurance.
  - One unit still in process of problem being resolved

### 4) Sprinkler System

- Several deficiencies were identified by Viking (company that maintains our fire prevention systems)
  - Several water pumps in system needs repair due to leaks
  - Estimated cost listed at \$10,200.00
  - Motion made by Paul Schultz and seconded by Mike Seery to approve repairs.

5) Budget Update: All above repairs can be done at this time with money in reserves.

### 6) No-Smoking Policy Violations

- Persistent reports of smoking on balconies
  - Balconies are “limited common areas” where smoking is prohibited
  - Discussion on warnings/fine increases to eliminate issues

7) No further business was considered and meeting was adjourned at 7:15 pm