

Cleveland House Board Meeting

September 13, 2022

(Via Conference Call)

The meeting was called to order at 7:05 p.m.

Roll Call: Board members Mary Rufe, Maria Diaz, John Juilfs, Albert Anaim, Ken Matzkin and management representative Jennifer Flint attended. Joseph Kaminsky attended as a guest.

Homeowners Forum: An owner attended who is having a problem with the fan motor sound on the roof. The Board had GHA Services come out and look at the problem. There are 3 fan motors that could be replaced. GHA Services cannot find the motors to purchase and has no one to install. The management rep. will find out the specifics of the motors so the Board could purchase and have another person or company install.

Minutes: Upon a motion to approve the August 9 minutes made by John Juilfs and seconded by Ken Matzkin, the minutes were unanimously approved.

Upon a motion to approve the August 22 minutes of the meeting on the budget and condo fee increase made by Mary Rufe and seconded by Albert Anaim, the minutes were approved unanimously.

Flooring: The Board discussed the problems with constantly cleaning the area in front of the elevators. We have replaced the carpet with all the additional squares that were left when installed. It was suggested to look at putting some wood vinyl in front of the elevator doors. At the same time, the Board will look at replacing the living/dining room carpet area in Unit 100 with vinyl. The Board would ask the tenant to sign a one year lease.

Pest Control: The management company will put out an RFP for pest control. The goal is to reduce our monthly contract expenses.

Storage Room Keys: Mary Rufe reported that we do not have any more keys and our vendor cannot obtain any more. It is suggested to replace with an industrial code lock to replace the keys. The code would be changed on a regular basis.

Water Pipe Problems: The Board discussed the recent problems with the main stack and the possible need too replace the cast iron pipe with pvc pipe to reduce backups. First, we will contact All Plumbing to see how this would be done and cost.

Executive Session: The Board went into Executive Session at 8:00pm and came out at 8:10pm.

Next Meeting: The next meeting will be on October 11, 2022 at 7 pm.

The meeting adjourned at 8:15 pm.

Respectfully submitted,

Mary Rufe