

**339 Ocean Blvd Board Meeting
01/21/2021 @ 7:00 pm EST
(603)267-4384
Minutes**

In Attendance:

Jarloss	Karloss Kozal	104
John	Caligaris	201
David	Mould	206
Pushpa	Mould	206
Steve	Bezreh	301
Muriel	Schadee	304
Joseph	Belfiore	305
Bradford	Welch	306
Susan	Welch	306
Ruth	Barrett	401
Scott	Barrett	401
Phillip	Bosma	501
Peter	Sorrentino	502
Linda	Iulucci	504
Joseph	Mancini	506

Ongoing items:

BOD business

- Selection of Board positions

Joe Mancini – President

Peter Sorrentino – VP & Liaison to John Bisson for legal matters

Muriel Schadee – Treasurer

Steve Bezreh – Secretary

Karloss Kozal – Commercial Rep

*These positions are now posted on CP web site

Financials

- Discuss approved 2021 budget and impact of window leak project

Current spend to Diamond is \$24,396

Approx 3 more days needed with a lift rental

Peter is project leader and will coordinate the exception for a Police detail

501 – Balcony Pergola

- Need to continue to discuss options with Phil & Peter. Will address in Spring 2021

Phil provided a list of parts totaling \$524. Joe instructed CP to order and repair

502 - Double hung Window repair

- Harvey coming out to do the repair.
- Peter to document issue and send to board in case this happens in other units

Repair is complete

Peter to provide receipt to document correct part number

Ocean facing Pella Doors

- Pella walk thru of all units on Nov. 11th
- They made some hinge adjustment, checked plumb/square, sprayed silicone
- Waiting to hear back on a plan to repair

Pella stated that they will follow Warranty spec only

They have agreed to replace 3 doors and all handle assemblies

Open question about door frame striker plate replacement

Railings

- Inventory of all railing damage was taken during Pella walk thru on Nov. 11th
- Waiting to hear back on a plan to repair

Our distributor has reached out to the manufacturer about bulging & splitting balusters

Manufacturer verified that they have reproduced the problem

They will not commit to any resolution or fix

Flood Zoning

- Need FEMA Maps to be corrected in order to avoid costly Flood Insurance

CP is handling this

Fix North (triangle window) & East (picture window) water leaks – (01 units)

- Diamond Construction started work on 01/05/21 and worked thru 01/15/21
- They made really good progress on 501, 401, and 301 so far
- Work has been suspended waiting for their COVID test results
- Scaffolding removed on 1/18/21

Project is on hold pending return of Diamond and rental of lift

Rules and Regulations

- Need to finalize from annual meeting and post

Joe will distribute the last version of Fines section of Rules & Regs

Board will review and vote on at next meeting

Damage to front of building (J Stefan Contracting pickup truck)

- Was this reported to HPD?
- Sam called them, any response?

This issue was reported to HPD and will remain an open complaint until we are satisfied

Look ahead at 2021 projects
 Joe has instructed CP as below

Priority	2021 Repair and Maintenance Breakdown	\$ Estimate
H	Repair Pergola 501. Discussion with 501/502 owners	3,000
H	Tune sprinkler system, trees are shocked due to drought	500
H	Power Wash Building	3,000
H	Paint Lines and Numbers in Parking Area	750
H	Weather Stripping on Doors	1,000
M	Repair Roof Shingles above 503	500
M	Repair Siding Unit 502 ocean side deck (minor)	500
M	Paint Lobby of Building	4,000
L	Repair Garage Trim (Near N Trash Room)	1,000
L	Repair Front Sidewalk Granite endcap near unit 101 (SE corner)	500
L	Paint Exterior Doors & Trim (multiple locations)	3,000
L	Paint Trash Room Walls & Floors (Epoxy)	2,000
L	Paint Rusted Sprinkler Room Doors	500
L	Replace Goose Neck Lights	5,000
L	Evaluate Motion Sensors in Stairs	1,000
L	Repair Front Trim (Recent damage)	500
	Total	26,750

Schedule Parking lot stripping and sealant check to complete before May 27th. Parking numbers are deeded, so they must remain the same. 2+ Quotes requested

Schedule Building power washing to be completed late May but before May 27. 2+ Quotes requested

Have Diamond Hill repair shingles above #503 while they have a lift onsite

#501 pergola repair, secure the parts (Bosma Work Order) and repair

Pella Doors (Ocean Side) Pella will fix as needed. Peter will prepare instructions for CP to use when a work order is submitted. It will contain Pella Contact info and instructions for the Owner to self-coordinate repairs

Harvey Windows will fix as needed. Peter will prepare instructions for CP to use when a work order is submitted. It will contain Harvey Contact info and instructions for the Owner to self-coordinate repairs

Flood Elevation for 2021 FEMA Flood maps. Is there anything we can do pre-emptively? Reference: POC is Millennial Survey

Invoice for Heater and Thermostat. What are they for?? We have several heaters in the electrical room for temporary use

Gooseneck light in front is broken, facing up? Please fix ASAP if safety issue

Please ensure trash is empty and close/code change South trash room

Please change all owner access door codes to #5-1-2-3 or 5-1-2-3

Other items brought up:

Commercial Unit AC unit on roof shifted off footings

- Peter and Karloss to investigate

Add voting results to 12/10/20 annual meeting minutes

- Steve to update and repost

Update BOD meeting schedule on CP web site

- Steve to update and repost