

**339 Ocean Blvd Board Meeting
02/18/2021 @ 7:00 pm EST
(603)267-4384
Minutes**

In Attendance:

104	Karloss Kozal
206	Dave & Pushpa Mould
301	Steve Bezreh
304	Muriel Schadee
305	Joe Belfiore
401	Scott & Ruth Barrett
501	Phil & Susan Bosma
502	Peter Sorrentino
504	Linda Iuliucci
506	Joe Mancini

Ongoing items:

Financials

- Report on YTD spend
End of 2020 underbudget balance 7k, amount not transferred to reserve fund 15k
22k accrued into 2021 for the leak project
As of 1/31/21 checking account 33k, reserve fund 76k
2021 spend of 2,168 so far on leak project (in addition to the 22K accrued in 2020)
24k sent to Diamond so far
- Report on any outstanding invoices
We still owe Diamond 10,580, total project just over 34k

501 – Balcony Pergola

- CP had ordered parts (\$524)
CP has asked Diamond for a quote to repair (we will require a second quote as well)

502 – Harvey Double hung Window repair

- Repair is complete, Peter to provide receipt to document correct part number
 - 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
- No update

Ocean facing Pella Doors

- Pella stated that they will follow Warranty spec only
- They have agreed to replace 3 doors and all handle assemblies and striker plates
- 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

Scheduled for Tuesday 4/6/21. Pella will need access to all units

Railings

- Our distributor 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

Peter to continue follow-up

Flood Zoning

- Need FEMA Maps to be corrected in order to avoid costly Flood Insurance
- Peter has reached out to Jones & Beach and Millennium Engineering to get recommendations, pricing, and timing

Peter gave complete update and will follow-up

Fix North (triangle window) & East (picture window) water leaks

- Diamond Construction work is complete
- Inside repairs will be completed after we have a rain storm or two

Need to wait

Rules and Regulations

- Joe will distribute the last version of Fines section of Rules & Regs
- Board will review so final revision can be posted on CP website

For March meeting

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

- This issue was reported to HPD and will remain an open complaint until we are satisfied
- Sam called J Stefan, they will do the repairs themselves

Complete

Parking lot stripping and sealant to be completed before May 27th

- CP requested a quote from RCH Paving

We need more than one quote

Power washing to be completed late May but before May 27

- CP waiting for quotes to come in

We need more than one quote

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

- CP will have Diamond do this repair from the 502 balcony
Not scheduled. I will ask Sam if this can be done by lift during Power Washing

Commercial Unit AC unit on roof shifted off footings

Peter and Karloss lifted the unit back onto it's footings
Unit belongs to Dave H for unit 106 who will have it mounted better

Invoice for Heater and Thermostat

CP has returned these and credited 339 - complete

Gooseneck light in front of Aloha is broken, CP to repair

CP completed, swapped light fixture from over unit 107

CP to ensure trash is empty and close/code change South trash room

CP completed

CP to change all owner access door codes

CP completed

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

Steve completed

Update BOD meeting schedule on CP web site

Steve completed

New item:

Additional Stelpro heat

- Some of the 01 units are interested in adding heat to the entry hallway
Steve will look into Electricians and get pricing