

The Algonquin Association
Board of Directors Meeting
March 18, 2014

The meeting was called to order at 7:00 p.m. (following the Homeowners Forum at 6:45 p.m.) The following members were present: Kathy Dial, President; Glenda Greenhouse, Vice President; Norman Goldwasser, Treasurer; Don Hammer, Secretary; and C.L. "Sonny" Wright, at-large. Staff present were Susan Rodriguez, manager, and Edward "Rudy" Barnes, maintenance supervisor.

Unit owners present were: Mary Graham Andrews, Margaret Ayscue, Anne Crenshaw, Ann Lawler, Pat and Harry Carter, Roy and Bettie Jean Darnell, Laura Farthing, Ann Felkins, Mona Goldwasser, Henry Gottlieb, Lew Greenhouse, Gloria Ornoff, Vickie Hansen, Sandra Nesson, Sally Palmerton, Ellyn and Bob Place, Janet Resh, Heide Schwartz, Sandy Tabachnick, Lyn Tucci, Renee Wiman, Sid Rogers and Meriel Wright.

On motion made by Greenhouse, and seconded by Goldwasser, the minutes of the following meeting were approved as presented: February 7, 2014 Board Meeting.

Finance Committee: Norman Goldwasser reported the Association is in the black as of January 31, 2014. Reserve balance is \$622,943, and the operating balance is \$26,215.

Covenants Committee: Mary Graham Andrews reported in writing that there are spots that need to be cleaned on the 10th and 11th floors, and the South stairwell floors need to be cleaned.

Social: Lyn Tucci reported for Barbara Romeo that the Italian dinner will be held from 6 to 8 p.m. on April 10. Cost is \$15 per person and tickets will be on sale beginning March 25.

Library: Ann Felkins reported that a collection of DVDs is being donated to the library from the estate of Dr. Cephas Adkins.

Fire Safety: No report

The Algonquin Association
Board of Directors Meeting Minutes
March 18, 2014
Page 2

Newsletter: Lyn Tucci reported that the newsletter is now in its fourth year of publication, and is doing well.

Grounds: Lyn Tucci reported that the rose garden is overplanted, needs to be thinned, and generally needs work. Lynn also submitted a written proposal for an herb garden. The ad hoc committee is requesting \$300 funding for three planters, soil and plants. The herb garden would be placed on the patio near the grills. It would be maintained by the Committee, and the herbs would be available for reasonable use by all the residents.

Management Report: Susan Rodriguez reviewed her management report with the Board. Of note:

1. The reserve study has been returned to the architect for some corrections.
2. Re-cladding of the building. The Board is working on some cost comparisons from the Architect, and is preparing a letter to the homeowners about the issues and possible remedies.
3. Subsidence under/around the building. GET Solutions, Inc. has done borings around the building and will be returning to do borings and inspections under the building
4. Installation of additional lighting for the parking lot has been delayed because of weather.
5. Security cameras for the parking lot are also on hold
6. Lobby ceiling tiles have been installed, but need some "touch-up".
7. Pool repair: bids from potential subcontractors were due to have been submitted to George Compo, general contractor, by March 17. We expect to hear from the contractor by the end of this week.
8. Furniture from the Algonquin Room will be moved to Unit 1A, and the refinishing of the floor will be done March 28 to April 6 by Jim McQuitty Hardwood Flooring.

The Algonquin Association
Board of Directors Meeting Minutes
March 18, 2014
Page 3

9. A cracked window has been replaced in the Algonquin Room.
10. HVAC butterfly valves will be replaced by the end of March
11. Maintenance staff uniforms have been ordered.
12. Unit 6H (foreclosed) paid 10 months of fees; Unit 7H is newly listed for sale.

Maintenance report: February report submitted in writing by Rudy Barnes.

Board Action:

1. Security cameras: on motion of Hammer, seconded by Greenhouse, this item was tabled until additional parking lot lighting is installed.
2. Pool pavers: action deferred until bids are received
3. Herb Garden: on motion of Hammer, seconded by Wright, the herb garden proposal was unanimously approved.
4. Trash chute: On motion of Goldwasser, seconded by Hammer, the estimate of McKown Pressure Wash to clean the trash chute was unanimously accepted.

Future Items:

1. The Pocahontas Room air handler will have to be replaced this year. The cost is likely to be in excess of \$30,000.
2. We will need to replace at least three pool chairs and one pool table. This will be on the agenda for the next meeting.

Next Board meeting was scheduled for Friday, April 11, 10:00 a.m.

The meeting was adjourned at 7:55 p.m.

Don Hammer, Secretary

Kathy Dial, President