

**MARINA PLACE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 22, 2010**  
*via teleconference*

**I. CALL MEETING TO ORDER**

The meeting was reconvened on Monday, March 22, 2010 at 6:00 p.m.

Board members Al Baker, Susan Snyder and Christa Mehard participated via teleconference.

Representing Basic Property Management were Gary Nicholds and Charles Johnson. Erika Krainz transcribed the minutes from tape

**II. OLD BUSINESS**

*A. Comcast Contract*

The Board had further discussion on the cable television options but decided not to make a decision until they have a report on Al Watson's meeting with Debby Curb.

Al Baker voiced his preference for a satellite dish system, assuming the cabling is adequate. The dish provider offered 50 channels for the same price that is being paid now for cable. Charles Johnson said he would call the dish provider tomorrow and send the Board an email with the information. Al said he understood that only one room with electrical hook-up would be needed, there were no requirements for heating or air conditioning and there would not need to be a box in each unit. Susan Snyder asked Charles to determine exactly which locations would need to be wired for each building and what the guarantee would be for coverage and signal in every unit. Al said the only problem might be between Buildings 1 and 2. They need to get a cost estimate for setting up a second room if the town will not permit lines to be run across their property. Susan said she wanted to be sure the installation of the dish would not affect the roof and potentially cause leaks. Al said he had confirmed it would not.

There were four negotiation points that Al Watson was going to discuss with Comcast:

1. Decrease of the contract term.
2. Increase to the number of years without a rate increase.
3. Elimination of the \$21 charge for cable hook-up in additional rooms.
4. Increase the number of converters to three if needed.

*B. Painting of Building 3*

Exterior Solutions provided a bid of \$28,650 and another bid of \$43,175 was also received. Charles Johnson thought the \$28,650 bid was too low and the \$44,175

bid was too high. He will try to get another bid within the next week. The cost to paint Building 1 was \$26,000 but Building 3 is larger. There is also \$18,000 budgeted for siding replacement. Charles will try to get a price per linear foot instead of time and materials. He will email the Board once he has more information.

C. *Handrails*

Exterior Solutions provided a bid of \$91,951 for nice looking handrails for all buildings. They estimated there were 984 linear feet, 42" high on 102 balconies and 1,074 linear feet for rails on top of the existing wood walls. Al Baker asked if the side rails had to be done. Charles Johnson said all rails would probably have to be done at the same time for code compliance. Susan Snyder said the bid was to replace the open side and to add a rail above the solid wall. Charles said this would not look good because of the post. There will need to be rails on top of the wood walls because the wall is not in compliance with the 42" height requirement. Susan recommended tabling the railing discussion until the Board knows how much money is available for the project. She did not think there would be enough to do the project this year. The second bid was \$101,000.

Al Baker felt the change to a glass partition should be put to an owner vote. He thought some owners, including him, might object to the additional maintenance and cleaning of glass. The Board agreed to let the owners vote on the options. The board will determine whether it makes sense to address this at this year's annual meeting or at next year's meeting.

D. *Sprinkler Lines in Closets*

Gary Nicholds said he had exchanged phone messages all last week with Steve Skulski from the Fire Department and was not able to schedule an inspection.

Charles Johnson proposed 3 options for dealing with the sprinkler heads in the closets. Option one would be to consider adding freeze alarms. The alarm would need a phone line. This would require that these units have an active land line (phone service), which may be problematic as many units do not have phone service. The cost is \$158 each but it may be possible to get a bulk price. He recommended putting them in the third floor units initially since those units have had the most problems with freezing. Option 2 would be to investigate whether it is possible to install glycol in just the closet sprinkler heads. The third and probably best option would be to get rid of water lines in the closets. Due to the size of the closets, code does not require sprinkler heads in this area.

E. *Electrical Upgrades in Clubhouse 1*

The electrician provided a bid of \$8,800 and would be prepared to start the work after April 15<sup>th</sup>. The Clubhouse 1 doors also need replacement; they are falling off the hinges.

- F. *Sidewalk Repairs In front of Clubhouse 1 and in between Bldg 1 and 2.*  
Sidewalk repair is budgeted for \$24,000. Charles Johnson did not have bids for the project. The board agreed to evaluate whether these repairs should be completed in 2010 based upon funding requirements for other projects.
- G. *Replace Ice Melt System Beside Building 1*  
Charles Johnson said \$7,000 – 8,000 was received from Dupont from the lawsuit to go toward the ice melt system replacement. He had a bid of about that same amount to install all the plumbing and to add glycol. He estimated the cost to remove and replace the concrete would be \$10,000 – 12,000. The Association should receive one more check for an as yet undetermined amount.
- H. *Unit 228-238 Update*  
Gary Nicholds has asked Rick Dickinson to issue a check for the amount owed to the owners of the damaged unit and requested that Rick work with the unit owners directly. Charles said there were more errors identified in the calculations for Units 228 - 238. The kitchen cabinets were listed as 11' of uppers but there are actually 16'. Al Baker said there had been numerous emails from the unit owner to Charles regarding petty damage to her unit. The Unit owner has been directed to contact her insurance company. Gary will contact Rick again within the next few days for an update and forward the information to the Board. Susan Snyder said the Unit owners in 238 should be charged for the study that was done to identify the structural issue with the roof. Charles said they had been billed but had not paid. Gary said they would also be fined \$50 for violating the minimum temperature rule.
- I. *Questions for Insurance Company*  
Gary Nicholds said he had forwarded Al Baker's questions to the insurance company and he would try to schedule a meeting with them next week to discuss the answers. These questions were specifically requesting cost savings for changing the insurance to a bare walls policy.
- J. *Flood Repair*  
The Building 1 stack repairs have been completed and all invoices have been paid. The repairs to the second stack damage will have the final inspections by the County in the next few days and there are still a few outstanding invoices for this project. The other units are not yet complete due to owner upgrades. Unit 238 received a final inspection today. It was not approved because they had not installed a carbon monoxide detector.

*K. Changes to Rules*

Changes to existing rules should be discussed at the next meeting.

**III. ADJOURNMENT**

The meeting was adjourned at 8:07 p.m.

Approved By: \_\_\_\_\_  
Board Member Approval

Date: \_\_\_\_\_