

336 Board Meeting Summary

November 2010

At a meeting on November 10, 2010, the Board addressed the following matters:

- Chris Girr from the engineering firm of Walter Melvin reported on the status of the façade work. DNA is now mobilizing to start the northeast corner work. All equipment is on site and the demolition will begin November 11, 2010. The three terra cotta cornice stones are scheduled to be delivered on November 18, 2010.
- Management presented a revised draft of the 2011 budget, providing for a smaller maintenance increase than the increase originally proposed. The Board will review the revised draft. The Board requested that management obtain information about comparable buildings to evaluate labor costs.
- The Treasurer reported that the 2010 budget projections were in line with actual expenditures.
- Management reported that the annual Category 1 inspection of the elevators was completed on October 20, 2010. Due to new code requirements there are several deficiencies. Management advised the Board that Ampol Engineering has been retained to draw plans for the backflow preventers that need to be installed on the building's two main water supply lines.
- The Board approved the distribution of a bedbug memo to shareholders. The Board directed management to revise the corporation's purchase application to require prospective purchasers to reveal any infestation in their home within the last year.
- The Board asked management to ensure that the bicycle room access application be made available on the building website.
- The superintendent reported that the boilers were overhauled and made ready for the winter. The building staff refinished the lobby floor. The bicycle room has been cleaned and unlicensed bikes removed.