

CONDO 16 BOARD MEETING – via Zoom DECEMBER 14, 2021 @ 7:00PM

Call meeting to order:

Roll call of the Board – Regina Tripodi

Janice Barning
Donna Nevin
Karen Jahn
Pam Prisco
Sandy Brinkman
Tom Guida
Rich Rubin
Ed Goldfarb
Yogi Santo Donato

ED - Motion to approve the minutes from the November 17, 2021 Board meeting -(corrections)

Janice Barning

- Add last names
- Note that Yogi was away
- Janice Barning to abstain for approval
- Remove the notation Regina Tripodi inserted for herself
- Strike HMS

Tom Guida – Requested that all additional documents beyond the minutes be removed. Felt that it is inappropriate to include in the minutes.

All now in favor of corrected minutes.

Janice – approved

Sandy – second

All in favor – no objections

Variance approval – Tom

Martin & Jill Cammarata has a request for a new Anderson front slider window. Unit 470C

No objections – all in favor and approved.

Unit owner to be provided a copy of the variance.

CEILING COLLAPSE ISSUE ON EAST HILL:

Karen Jahn – all need to realize not all facts have been gathered. Actual cause is still an unknown. We do not want unit owners to be alarmed.

Entire living room ceiling collapsed. Initial belief is due original construction the nails may not have fully hit a hard surface. There was also a ceiling fan installed. The insurance adjuster has met with HMS.

Tom Tooma Building Inspector for Town of Somers sent an email to all Property Managers suggesting that all condos with ceilings “fastened” have inspections done.

Prefers General Contractor does not do the inspection, we should use an architect or engineer.

All are preparing for a cost overrun should units need ceiling repair

QUESTION – when did construction change from nails to screws?

KAREN: Most likely Condo 16 and Condo 13 as they are older units with radiant heat in the ceiling have nails. Will this happen again? There is no way to predict as the full investigation has not been completed at this time. Have I seen this before, on a smaller scale yes, but never an entire ceiling. I do not want to alarm anyway if owner sees sagging, or separation of panels, nail pops / upward motion of the nails. This unit owner saw no signs of any of this, and her heat was working.

ED - was there a lot of items in the attic?

Karen: no , nothing in the attic

Donna – do they know for sure it was nails and not screws. And do we know for sure that is what is Schweizer has in her unit? d

Karen: I cannot tell you 100 percent, she has had had work done in the ceiling in the past. I hope whoever went in there previously did screws to put the panels back up and not nails to put the panels back up. I cannot tell since the popcorn hides the heads of the screws.

Donna – do we know of any other cases in our group that have had the jack ups that it nails and not screws.

Karen: I went through the records that I have that date back to 2016 to present and I really only saw

Prisco – Truss displacement

The unit with this issue was a Franklin; and had no roof issues prior.

Each Heat Panel weighs 50lbs to 70lbs

Any immediate action to be considered:

Karen – wait for additional facts. Condo 16 needs to further investigate any units that have pull down stairs in the garage.

This will be a combination ceiling and attic inspection.

Estimate cost of each unit inspection \$300 if there are no issues in the Unit

It could cost upwards of \$11,000 per unit should we need to replace ceilings and install baseboard heating.

Ed – as of now we will need to await the report, then make a decision.

Sandy will bring up at the Council of Condos meeting;

Tom – what is the size of the heating panel? Karen it is perhaps 4 X 8 but again dependent upon the size of the room.

Karen: AT THIS TIME – do not allow any work to be done in ceilings until further information is available.

NEXT TOPIC

DONNA: Roof on 463B – regarding the Small roof over the kitchen ; has a leak over kitchen fixture. The UnitOwner -has provided photos of damage to ceiling ; stain due to water leak. The quote is on the lower part of the quote provided by the homeowner.

Donna suggested a formal evaluation of the roof.

Pam – noted the dryer cleaning was on this Honey Do Men.

Donna /Regina – the homeowner noted in the email that she is responsible for the dryer vent cleaning portion of this roof/ceiling repair quote.

Richard – has anyone contacted Honey Do Men regarding the quote.

Donna contacted them for clarification with them regarding the quote.

Richard – so prior to this no one spoke to Honey Do.

Donna – as far as we know this is the first time we are hearing of them.

Janice – question regarding a roofer that was on the roof of 463B as no one knew who the roofer was

Ed – he was from MCAS requested they inspect the roof.

Janice – do they have the scaffold insurance

Ed - They have the scaffold insurance. They did a cluster in our condo group this year.

Janice – multiple emails were passed around regarding this one roof.

Sandy – we need to install a process: for example: Homeowner is to call HMS then Karen to contact Ed and Donna and Karen to have a list of vendors we can go to

Janice – this needs to be streamlined and simplify the procedure

Yogi – come up with a flow of information and how a homeowner requests a repair

Richard – we have these ongoing things , and we are in the process of multiple issues; we need meetings in January and February. This is not stuff we can put off for 3 months.

Donna I agree but hold that until we are done with the roofing discussion.

Richard - Asked Ed if he contacted Honey Do Men ;

Ed – I have I wanted to know who contacted them as I was not sure if they were a roofer.

Janice confirmed they are a very reputable organization , in business for 20 plus years. Not one bad thing is to be said. They are competitive.

Ed – do they have the insurance.

Janice – Karen can look into that ; any large company should have a reputable insurer and have the insurance.

Richard – it goes back to the question, the homeowner was within her rights to get a quote.

Ed – the roof does not belong to the homeowner

Richard – if her ceiling is leadking if the board has not done anything in a year why do you have the right to contact them regarding an inquiry between the homeowner and a potential contractor.

Yogi – Ms Keris MO has been going and getting bids on jobs and then attempting to have us pay without the board having the contract and approving the job. Do not question Ed about his motive.

Richard – how do you know he has no motive?

Ed – we are trying to decide how we are going to fix this roof.

Pam – question to Donna on the prior inspection did the photos come from the roofer. MCAS confirmed all flashings are secure etc. Honey Do Men report varies

Donna - It was on the pictures who the roofer was and what the issue was.

Pam – to make a decision we have to review each and every proposal.

Janice – one person and only one person should schedule and review the inspections. To provide the same instructions to

As Yogi suggested policy and procedure

Donna – requesting policy and procedure

Let Karen sort out the appropriate recommendation.

Janice – they are a roofer, excellent reviews. Karen to confirm if they have insurance.

463B should have filed a variance with the board to have an inspection of the roof.

ROOF LEAK that was reported to Karen was addressed – there were two rotted vent boots. The vent boots were replaced.

FULL ROOF INSPECTION –

KAREN ONLY SENT THE ONE ROOFER –

ED sent MCAS

EDS PROPOSAL:

Donna as maintenance chair send an email to Karen and request 3 bonified estimates and you want this by X date

Hire an engineer to have a total inspection of the building –

Donna get a full inspection on the small roof ; nothing is leaking

Inspection done and it reflects

2 vents and gaskets –

MCAS FORMAL INSPECTION –

Anna’s GSG inspection report was done by gutter company

MCAS has scaffolding insurance

Karen call Justine from MCAS and do a formal inspection of 463B and send it to Karen

MCAS and ARM both agreed there is no issue with the roof.

How many proposals were there for this roof

MCAS/ ARM to return

Verbal estimate from Cedar Ridge ;

Honey Do Men – estimate provided by homeowner (insert estimate provided by AKeri)

Provide the inspector with Keri’s listing and have them review item for item.

Pam approved

Janice approved

Karen to take over

DONNA – motion clean out gutter and replace guards 463B;

Sandy – approval

Regina – approval

Yogi – approval

Tom – approval

Pam – approval

Richard – approval

Karen to send the work order to Cedar Ridge – 12/15/2021

Financial Report – Refer to the 11/30 Financial Report

President’s Comments – Ed

One comment – had a unit owner approach him that she would like to be a part of the landscape and maintenance committee. Peggy Schweizer

Yogi – abstaining

All other's approved.

Maintenance Update – Donna

Several weeks has been floundering around – needs info on maintenance jobs done in the past. Roofs that were done

Peggy has a spreadsheet – Yogi will bring what he has to Donna

In November dealt with 265 emails

164 emails in December to date

Landscaping Update – Yogi/Claudia

Yogi's report –

Lawn Doctor will be there 12/15/2021

Sav a Tree slight increase for 2022 ; money due in January , if we do not we will not get the discount.

Cluster Captain Update – Janice

Working to finalize announcing what they have been working on and get the minutes out to the unit owners. Donna was covering 2 clusters and no longer has time.

Will send out cluster captain emails –

List of responsibilities ; captains to include in the meetings. They should be included in the meeting.

Would prefer not to have zoom meetings.

Residents have a right to know –

PAM – dangerous environment to open meetings due to COVID

Janice – if you go to market you can go to the meetings.

Starts with us 9, then out to Cluster Captains, then to Home Owners

We need to include the Home Owners !

Sandy – confidentiality comes up only at Executive Meetings

Ed – Executive meetings are held primarily just for the Board Members.

Janice – who determines when to have Executive Meetings

Sandy – if we have all the Unit Owners together we can lose the focus of the meetings.

Richard – motion for a January open meeting

Mask / Vaccinated/ Six Feet Apart

Janice – seconds the motion

Yogi – yes

Tom – yes

Sandy – yes

Pam – object in person

Donna – yes

Regina – yes

NOTED: Yogi – part of the community /Tom – overkill , don't need the Heritage room , history of maybe 5-10 people /Sandy – big room Heritage Room

Old Business - R. Rubin not signed Commitment – Ed Richard refuses to sign

New Business – Status of HMS/Karen – Janice

Any other new business to discuss.

Motion to adjourn the meeting.

DATE OF NEXT MEETING OF THE BOARD – January ; Regina to email Andrew for a room

MEETING ADJOURNED