

Board Meeting
Cleveland House Unit Owners Association
August 5, 2014
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:05 pm.

Roll Call:

Board members Mary Rufe, John Juilfs, Arlyn Charles, Ken Matzkin, Johanna Sheehan and management company representative Carolyn Cornwell were present.

The board unanimously approved the minutes of July 8, 2014, as amended.

Owners Forum:

Barbara Allen had questions about her AC unit after installation of the new ceiling in the HVAC closet. The management company will seek reimbursement from the contractor who did the work, and the board agreed to reimburse Ms. Allen for any damage done to her air conditioning unit.

Ms. Allen had several general questions about the ePIPE project that were answered.

Ms. Allen reported a hot water leak in the laundry room on the 4th floor. It will be repaired.

Mary Beth Allen asked about the ePIPE project; her questions were answered.

Johanna Sheehan submitted a bill for her AC unit that was left non-functioning after the new ceiling was installed in her HVAC closet. The management company will seek reimbursement from the contractor who did the work and will reimburse Ms. Sheehan.

Treasurer's report:

The board delayed the discussion until after the general business.

Old Business:

The management representative reported to the board about the meeting on site of Andro Tomic of GHA Services and Johanna Sheehan. The subject was the replacements of the entrance canopy and the 10 balcony dividers. The board unanimously approved the design and bid for the new entrance canopy and the bid for the dividers. Both will be color coordinated to match the existing balcony colors.

The board asked the management company to install one architectural grille to cover an HVAC intake opening as a test style to see if it is appealing enough to replace the many different styles of grilles that are now arrayed throughout the building.

The management representative explained the trends in the utility bills.

Unit 100 has been rented. Minor repairs are still needed and will be performed.

The second phase of HVAC ceiling repairs has been completed.

A masonry specialist checked the holes in the mortar of the HVAC closets; they are man-made for airflow. He also checked the brickwork of the whole building. No defects were found.

New Business;

The board agreed with the proposed schedule for the water-pipelining project and requested notices for all owners and residents.

The board unanimously approved the relocation of the bathtub valves from behind the dishwashers or stoves to alleviate the need for water shutdown by tiers or even the whole building if plumbing work involving the shower/tub is needed in the future. This expense is an addendum to the contract with ePIPE. Only in case there are any pre-existing conditions including and not limited to cabinetry blocking access to the valves, flooring that may impede removal of the dishwasher, etc., the owner may need to pay additional costs. These costs would be discussed between the owner and ePIPE and any changes or increased charges agreed upon between owner and ePIPE.

Budget Discussion:

The 2015 budget notification to owners is due by September 1, 2014. The board unanimously approved a 3% increase of the assessment fee.

No Executive Session took place.

General Discussion:

The board inquired when the current cleaning contract would expire and requested bids for a new cleaning contract.

Next Meeting:

Tuesday, September 2, 2014, at 7 PM.

Adjournment:

The meeting was adjourned at 8:45 PM.

Respectfully submitted:

Johanna Sheehan