

Board Meeting

Cleveland House (CH) Unit Owners Association

October 18, 2011

Langston-Brown Community Center, Room 106

Call to Order:

President Bernie Dworski called a special meeting to order at 7:00 pm.

Roll Call:

Board members Bernie Dworski, Michele Thieme, Johanna Sheehan, and management company representative Chris Falwell were present as well as unit owner James Godwin.

Special Meeting: The board selected James Godwin to the board.

Executive Session: Discussed renovation of a unit.

7:30 pm Regular Meeting: The board unanimously approved the unit renovation with a budget of up to \$10,000 and requested 2 or more bids.

Approval of September Minutes:

Approved as amended.

Treasurer's Report:

Minor clarifications of some items were made.

Management Report:

Old Business:

Parking Lot Paving Project has been tabled until Spring 2012.

2 bids for landscaping/snow removal were reviewed. The board unanimously approved the renewal of Springfield Nursery for the grounds maintenance and snow removal.

The board approved the lighting project for the front of the building. PSE will install 5 LED lights to illuminate the front entrance driveway.

No decisions have been made for exterior brickwork.
Bids are pending for construction of 2 brick walls at units 100 and 113.

Bids for clearing of condensate lines and stack cleaning are still pending.

Bids for HVAC for lobby and unit 100 are pending.

The board approved the following date and place for the annual meeting – Tuesday, December 6, 2011, at Langston-Brown Community Center.

As previously approved by the board, hallway carpet cleaning for the entire building will be scheduled.

Matters for Board Action/Discussion/Information:

New Business:

The board discussed replacement of plastic ceiling light fixtures on floors 1, 3, 4, 5, 6, and the stairwells. A Progress polished brass 2-light fluorescent glass fixture has been tentatively selected; a sample light fixture will be purchased for review.

Other upcoming major projects: repairing damaged brickwork and construct 2 outside walls; resolving clogged condensate lines and stacks.

Next Meeting:

Tuesday, November 15, 2011, at 7 pm.

Adjourned:

8:30 pm.

Respectfully submitted,
Johanna Sheehan

