

Subject	1027 Owners Meeting Minutes 4-8-19
Date and Location	7 PM Garden Room Hilton Garden Inn
Attendees	Board members: Ron Lucente, Chuck Holdeman, Stuart Harper, Geri Lincoln (phone); owners: Orens representative (phone), Pete Magliocco, John Fries, Dana and Stuart Harper, Marlyn Quinn, Stanley Eng, Everett Hill, Chad Thompson, Joan Romm, Margaret Darby, Gordon Bermant, Laura Marconi, AJ Schmalz, Chris Roginsky, Helen and Neil Shupak, Dorothy Leung, Jimmy Pelt, Mahari Bailey, Dwayne Brown, Louella Tripp, Keith Hurd, Caroline Christianson, Angela and Adolf Unoarumhi, Jenny Du, John Guo, Tami Ly.

Notes:

Ron described the 2nd floor lead tests in three units which revealed lead on the sprinkler pipes. Ron and the board selected legal counsel after three interviews. After reviewing three bids, the board chose Accredited Environmental Technologies to test the building for lead (without consulting Orens.) They will start a building-wide assessment on Monday, April 15, 2019 and complete the report by April 26. John Fries referred to the commonness of lead in Philadelphia and how the whole testing thing leads to expense. AJ described his findings. A year and a half ago he had pipes moved. Those pipes were tested at 11,000 when normal limit is 40. He thinks they were not remediated when they were supposed to have been. The board received this news on March 11. AJ feels info was withheld by Orens resulting in a delay (from the January 6, 2019 lead report date). - further discussion. The question was raised about whether Orens was negligent- did Guy know about the pipes? AJ showed his picture with chipping paint. Ron mentioned legal and assessment costs and clarified that the lawyer works for the board and owners. Questions were raised about original condition of lead and the building at time of renovation in 2004. There should be city inspection environmental report disclosing conditions. The owners wish to see it. AJ discussed paint remediation. All owners will receive the lead report. Renters will be informed after lawyer consult and before testing. Paint and dust will be tested. Question raised about stairways and basement- it is expected that this will be tested along with everything else.

Answer to a question: the roof is a unit and gets charged when there is an assessment.

Budget: Ron reviewed the agenda items- budgeted expenses will exceed revenue by \$14,060, but the board will not increase HOA at this time and the reserve will be used as necessary. The current roof repair around the water tower will not need to be redone when the whole roof is replaced. The cornice work has begun and bill for \$30,000 received (out of total expected \$253,310.) Question raised about whether board is involved in obtaining repair bids- generally no. Dorothy asked if the contractors had connections to Orens. Orens generates the bids and the board approves the winning bid. Angela Unoarumhi asked for budget breakdown and an attachment to explain details when the budget is exceeded. Window-sills and window repair were mentioned. It was raised how long it has taken. Some window pane repairs have failed and been repaired as needed and Ron said the Board had looked into alternative non-wood replacement for sills.

Marlyn Quinn had a mold problem resulting from five hours of sewage seeping into her unit, which lead to health issues. She complained that Orens was slow to provide documentation she needed to provide to her insurance company (four month delay).

More than one owner suggested we need a new management company. Several owners said Orens had promised to provide financial audits and had not done so as they had promised in a 2015 owners' meeting. Several owners feel that financial audits should be available to all owners. Ron said that the Board had discussed hiring an independent accountant for an audit. One owner felt that it would be better to separate management from owners (Orens is also an owner.) Because of various complaints about Orens some feel strongly about making the management change. It was mentioned that Orens no longer manages 22nd and Arch and that potentially we could proceed as they did. Mahari wants to pursue. The consensus was to get through the lead issues first.

Reserve study: 30 year timeline for repairs. It will be made available to owners in order to proceed with expected future assessments, or to build up the reserve fund for anticipated expenses.

Brief discussion of cornice work, which has begun- expected completion mid-May.

More financial discussion: 2 owners expressed a need for audit reports. Who does one request the audit from? -much discussion about why we have not received the audit. Timeline needed for when audits will be available.

-also much dissatisfaction with "not telling people stuff" at the suggestion of the lawyers. It was mentioned that the condo board should see bank statements. It was mentioned that people are not running for the board. There was a suggestion for a sub-committee about looking at audits or other issues. It was suggested that the board could take more seriously the dissatisfaction of some owners with the management. Discussion of whether the board is responsible. It was suggested that the board might communicate directly via contact email w/o going through Orens.

An owner described the sleeping man in the hallway story, and calling the police was discussed.

An owner on the phone thanked the board.

adjourned 8:08.

Action Items:		
Item	Due Date	Responsible Person(s)
