

Subject	1027 Owners Meeting Minutes
Date and Location	12-7-21, zoom 7 PM.
Attendees	Ron Lucente, Guy Orens, Chuck Holdeman, Geri Lincoln, Margaret Darby, Stuart and Dana Harper, Ben Zhang, Marlyn Quinn, Neil Shupak, Joan Romm, Robert Kennedy, Kenneth Smiley, William Bush, Laura Marconi, Stanley Eng, Molly Smith, Dwayne Smith, James Cooney, Frank Aliganga, Robert Micheletti, Lou Seichek, John Guo, Bei Wang, Maria Hocho Cajulao, Everett Hill, Angela Uonarumhi, (total 28, some names missing)

Election results: Ron Lucente, Robert Kennedy elected for 3 years.

Budget: monthly fee remains same, and Ron reviewed published numbers. He refers to last 5 years, also published. Question about energy charges because of recovery numbers- why are we not budgeting the entire amount billed? Ron says it's the lag of reporting. Guy reinforces the reporting timing issue, as well as common area expenses. Guy can get more info, especially about gas and oil. -more discussion of high common area electric expense- Also, mention of higher insurance: it's a general increase.

Completed initiatives: roof (concerns remain, noise and rain); chimney removed; hallway painting; mail room ideas still pending (tabled.)

New initiatives; intercom (budget); structural review (budget); windows (assessment); stucco (assessment); description of intercom @\$2.50/month, details to follow; structural review explained; explanation of window process, consulting company Ascent, reference to inspection and costs; reference to window sill problems; phase 2 authorized, to get contractor proposals and bids which are forthcoming; Ron announced the rough estimates of replacement or restoration/remediation. An owner refers of "waterfall" effect- Ascent says restoration/caulking should solve this; discussion of other specific issue: Ron asserts that Ascent does know about these things; some owners wish Ascent could explain their particular unit problems; the initial owner questionnaire was referred to; cost allocation: windows are limited common element and each owner will assume the cost of the window situation in their unit; the hallway windows cost would be distributed by floor; south stairway shared by all; 1st floor businesses not involved; owners will vote on the assessment; there will be some back and forth with the contractor about timing and costs, and the

process will be negotiated with the help of Ascent; a question was raised about dust, lead, etc. during work; Ron reviews the lead remediation procedures- he says we can raise this with Ascent, and the presence of lead paint will be taken into account. Ron: rough estimate \$3,000/window; a large assessment will be required.

Q & A:

Stucco: repair is necessary before windows can be done; we are seeking bids.

An 8th floor owner refers of roof leaks and asks about warranty; answer, yes warrentied; it is being attempted how to address.

A window replacement would last only 4 years longer than remediation.

Question about HVAC replacement; Lou has had it done by Peak whom he liked. Complaints about Mellon prices. John used Lawrence and was happy with them and will provide info.

adjourned: 8:17 PM

Action Items:		
Item	Due Date	Responsible Person(s)
obtain more details about large electric and gas charges in 2021, e.g. the expense of common areas	ASAP	Guy
raise the issue of lead dust during the window restoration with Ascent	ASAP	Ron
Provide info about HVAC repair by the Peak compnay	ASAP	John Guo