

Subject	1027 Owners Meeting Minutes 5-20-19
Date and Location	7 PM Rittenhouse Room Hilton Garden Inn
Attendees	<p>Board members: Ron Lucente, Chuck Holdeman, Stuart Harper; owners: Dana Harper, Stanley Eng, Joan Romm, Margaret Darby, Laura Marconi, Pamela Moss, Ben Zhang, AJ Schmalz, Chris Roginsky, Helen and Neil Shupak, Dorothy Leung and Robert Miccheletti, Jimmy Pelt, Mahari Bailey, Dwayne Brown, Keith Hurd, Angela Unoarumhi, Jenny Du, John Guo, Tami Ly</p> <p>phone participants who announced unit numbers: Elizabeth Nichols 601, Duane Smith 508, William Bush 403, Adolf Unoarumhi 408, Everett Hill 609, Ken Smiley 304</p> <p>list of others who signed up for a phone connection: Brian Pressler, Linda K Paradee, Guy Orens, Ben Zhang, David Oluwo, Jeffrey Wuollet</p>

Notes: guests announced by Ron: lawyer Adam Pritzger and AET rep Eric Sutherland

Overview of AET Assessment Results (including Q&A):

- Eric Sutherland describes lead test results: no inconclusives (i.e. readings considered accurate). He went on to describe the recommendations captured in table 2. AJ Schmalz, Unit 207, questioned inconclusive aspects: sprinkler system pipes. Per Eric Sutherland, AET, these pipes are considered covered and can also be included in the remediation plans. AJ also questioned that the report specific to his unit, 207, does not mention specifics as noticed by AJ when he conducted a home test. AET described that its test is so different that it's hard to compare. AET does not dispute that AJ's test was accurate. There was a long description of testing methods. Per AET, deterioration means loose and flaking paint. Other sample locations are possible to test. Eric Sutherland, AET, looked at photos AJ Schmalz presented.
- Mahari Bailey from unit 203 had questions about his unit specifically with a reading in his unit of ".9" (remediation threshold is 1) that would indicate a problem. AET looked up Mahari's unit findings on the report. AET said Mahari's unit should be remediated for the area that read at ".9".
- AJ Schmalz felt that a pipe in his unit was so deteriorated it should be removed. Per AET, this would be assessed by a painter as to whether the pipe could be remediated by painting. AET told Mahari that a grouping would be determined that would include various pipes.
- Angela Unoarumhi, owner of unit 408, asked about Orens' qualifications to paint areas found to have lead. Eric Sutherland, AET, stated that AET will bring in

accredited painters. Angela is concerned that Orens' painters which recently did work on the halls might not be accredited.

- Mahari Bailey questioned why hall painting continued before test was done- specifically the hallway windowsills. This continuation is perceived as a mistake by several owners. Per Eric Sutherland, AET, painting of lead based surfaces does not affect the detection or reading of lead levels. The instrument used can detect lead underneath multiple layers of paint.
- AJ Schmalz asked for a ballpark painting estimate. AET could not provide an estimate at this time. AET described that any painter would be certified which means the painter would be EPA certified. AJ wondered if it will expensive- everyone says yes- maybe in tens of thousands (later guessed that it would be under \$50,000.)
- BarLy representatives were concerned that restaurant pipes were not tested. It was explained that they have the same lead as all the pipe paint and the remediation would happen as needed.
- Mahari Bailey suggested water testing.
- AET assures AJ Schmalz that there will be dust tests after remediation.
- AET suggested lead paint remediation might need to be considered about every 10 years.
- AJ Schmalz asked when financial liability will be determined. Adam Pritzger Esq. said that this is complicated and cannot be determined just yet and offer to address individual questions after the meeting.
- Neil Shupak, unit 701, and Mahari Bailey asked for clarification who Pritzger Law Group represents. Adam discussed board/owner structure and said that the attorneys represent the condominium board and the condominium board represents the association which includes the owners. Per Adam Pritzker, the attorneys could not represent each owner individually as well especially if any owner(s) wanted to initiate an individual action.
- Neil Shupak also had questions about responsibility/cost. Adam Pritzker stated that Neil's questions could be discussed after the meeting.
- There was discussion of determining safe condition by Eric, and also asking whether individuals have personal concerns. He assured the meeting that AET and the painters would consider individual concerns.
- AET also stated that the South fire tower requires remediation and the tower would not be put out of commission during the process.

After the lead discussion Ron mentioned the reserve study report and gave an abbreviated explanation.

There is a need for two future meetings: one is financial and the other is picking the painters.

Meeting adjourned at 9 PM.

Action Items and Next Steps:		
Item	Due Date	Responsible Person(s)

Remediation Statement of Work Draft	June 7, 2019 – This has been completed.	AET
Review of AET Statement of Work Draft	June 21, 2019	Board
Statement of Work Review by Owners	July 5, 2019	Owners
Finalize Statement of Work	July 12, 2019	Board and AET
Obtain Painter Bids	July 26, 2019	AET
Schedule Remediation	TBD	AET and Board