

Subject	1027 Owners Meeting Minutes
Date and Location	12-6-23 Garden Room, Hilton Garden Inn, 7 PM
Attendees	Ron Lucente, Guy Orens, Chuck Holdeman and Margaret Darby, Geri Lincoln and Gordon Bermant, Robert Kennedy, Ken Smiley, Michael Dong and Andrea Goldstein, Neil and Helen Shupak, Clif Johnson, Daniel Kalish , Benson Voong, Hong Lee, Quinn Glasnapp, Frank Aliganga, Robert Micheletti, Ben Zhang and Wangbei, Everett Hill, James Cooney, Joan Romm, Marlyn Quinn, Molly Smith, Teesta Bose, Wangbei, J. Cooney, Muffy Silber, Lin-Fan Wang, Bill Bush and Carrie Bush

Notes:

Minutes for 12-7-22 owner's meeting approved.

Ron reviews agenda.

Board election- Geri Lincoln and Daniel Kalish elected, through 12-31-26.

Update on Issues

Window Initiative: Ron explained the vertical “drops” and presented the general schedule for on-going work. Pane replacement will be last. He mentioned that some additional panes in need of replacement have been identified. The owner of Unit 304 requested verification that his window panes are on the list.

East Façade: The re-pointing work has been completed. During this work, the source of the crack on the east façade was found to be a corroded drainage pipe behind the brick. The contractor, Dugan, provided an estimate to re-route the drainage to another existing pipe inside the building. The Board approved the work and it should be completed by December 20, 2023.

HVAC: Work on the exchanger plate has been completed. It was expected that the new cooling tower would be lifted to the roof and the existing tower removed on December 9, but the city has not given a permit for the closing of the street and is not expected to do so this month. So this work appears to be pushed off until January. There will be no impact to heating in the building during the replacement of the cooling tower.

Financial Summary

Collection of this year’s assessment is on track. Three owners had payment plans; others paid in full. Half is spent. Ascent reviews work and signs off, then bills.

There have been additional expenses incurred this year to deal with unforeseen issues as outlined in the meeting documentation. The contingency budget in the previous assessment

was used for extra pane replacements. Ron explained various other expenses and the complicated pipe situation on the east façade. Photos were provided in the documentation.

Structural report: The Board authorized an inspection of the building by a structural engineer, with a goal to avoid more structural building surprises. The full report of the engineering firm is available in the online documentation. There were two major findings -- east facade and roof mechanical room plus basement. The contractor used for previous structural work, Dugan, provided us with an estimate for the critical work to be done in the engineering report (\$116,000). The Board is seeking a second estimate. The work can wait until Spring.

Ron reminded owners of the work that had been deferred this last year (the east side windows and additional HVAC work).

The estimated total of the deferred work and the repairs for the structural engineer report exceed \$600,000. Unless there is evidence of deteriorating conditions (e.g., leaking water) on the east windows, the Board recommends deferring the work on the east side windows indefinitely. That leaves us with about \$400,000 in expected expenses to repair the structural issues and complete the HVAC upgrades.

The Board proposes two options for dealing with these expenses: a special assessment for \$500,000 (any surplus to be left in the reserve account for future issues), or take out a 10-year loan for \$500,000 to be paid monthly. Owners will be asked to vote on which they prefer.

Discussion included a need to verify that the east façade windows are structurally sound, and whether the hallway HVAC units really need to be replaced. Various owners expressed frustration at the issues they have had with heating or cooling their units – especially, it seems that the units at the ends of the hallways may have more issues (e.g., more debris collecting in the loop at the end units? Need to flush their systems frequently). Ron and Guy Orens reported that following the replacement of the cooling tower, the entire system will be flushed, and that may help prevent the now frequent build-up of sediment in the loop.

There was also discussion about the process for unit owners to deal with their heating/cooling issues. There is need for further clarification and information to owners in this regard. There is interest in finding someone other than Mellon. Interest in having debris removal scheduled on a regular basis. "The Mellon fee should not be \$500 for an owner with a problem."

Carrie Bush suggests this company: Lawrence Heating 2651 Mercer St • Philadelphia PA 19125 • (267) 282-1043

With regard to the loan, Ron reported that as of November with interest rates where they were, the interest on the loan would be about 8%.

Many owners would like to see the association "get ahead" of the emergency expenses by funding more to the reserves. Owner Joan Romm asked if condo fees should be raised above need for loan amount to build reserves. Ron suggested a third option to add to the choices to be voted on: Get a loan for the \$500,000 but also increase the HOA dues by some percentage to begin to build up the reserves.

Property Management

(Guy Orens stepped out.) The issue is whether the homeowners are dissatisfied with the current management company and wish to find another. Orens charges \$20,000/year. Another management company would likely be the same or higher (another said \$27,000).

After much discussion, the Board will gather feedback from owners who wish to express their issues. The feedback will be presented to Orens Brothers with a request to respond. Their response will be shared with owners and further steps to be taken, if any, will be decided. This approach replaces the planned suggestion for owners to vote by December 20, as described in the meeting documentation. Neil recommended asking Orens for a copy of their agreement with us.

Closing Comments

Wangbei expresses long standing water issues.

Teesta Bose asks for Mellon maintenance plan.

adjourn 8:37