

The Pines Condominium Minutes
October 10, 2017
6:35 – 7:50 pm

President: Ian Schuler	<input checked="" type="checkbox"/>	Treasurer: Joe Russo	<input checked="" type="checkbox"/>
Vice President: Carl Buckman	<input checked="" type="checkbox"/>	Member at Large: Julia Johnson	<input checked="" type="checkbox"/>
Secretary:	<input type="checkbox"/>	Property Management: Bill Haley	<input checked="" type="checkbox"/>

Smoke Detectors: Robin Metcalf came to the board meeting with concerns about Building 4's smoke detectors. There was a kitchen fire in one of the units. No one could hear the unit smoke detector and the building smoke detectors didn't go off. Apparently the alarm on the first floor didn't relay up to the 2nd and 3rd floor. Bill said that when Robin contacted him he had Warren do an inspection. The fire marshall was contacted and an inspection was scheduled for Wednesday, October 11th to check all of the building smoke detectors.

Sewer Gas: Robin also told the Board that she was continuing to have strong smelling sewer gas in her apartment. She contacted several plumbers and the problem still hasn't been traced. Carl said that he had been to Robin's apartment and the smell was very strong as soon as he entered. Robin presented the board with research and said that she was told that the building needs to be smoked in order to trace where the sewer gas is coming from. The sewer gas could be a health and safety hazard. If the problem is within the pipes in her apartment then Robin would have to pay for the problem to be fixed. If the problem is traced to the pipes in the building then the condo association would need to pay for it to be repaired. The Board agreed to get some estimates of how much it will cost to smoke the building.

Financial report: Joe presented the financial report and the board reviewed it.

Security System: The security system people came to fix the security screens but didn't fix the timing on the security cameras. Bill said that they will be back on October 12th to fix that and they will not charge us for this visit.

Building 3 vandalism: Someone wrote something objectionable on the back door of the building. The board will send a letter.

Board Secretary: The Board discussed the people who volunteered and decided to appoint Ruth Moeller as Board Secretary.

Committees: Ian would like to create a committee of owners who have expressed interest in being more involved but who aren't able to commit to being on the board. This committee would be responsible for helping with social events and other community activities.

Fence: Bill has gotten some estimates but told the Board that there is no gap in the fence between the AT&T property and the end of Building 1. The Board discussed possibly getting some barbed wire to discourage people from taking short cuts through the property.

Building 6 floors: Carl said the white tile flooring looks very dirty. The Board discussed different options to address this problem and Bill said that he would get some estimates on possible flooring options.

Parking: Joe said that he did receive the information about which units have car ports and which units have garages. There are 8 units that do not have a car port or garage. An owner had made a previous request to have a designated parking spot. The Board agreed to allow this and to have the car port numbers repainted where necessary.