BAY SQUARE CONDOMINIUM BOARD OF TRUSTEES
MEETING MINUTES
Thursday, July 17, 2014

Board members present: John Patrick (online), Mehmet Rona, Dominic Moore, Juliet Jacobsen
Owners present: none
Management present: Phil Renzi, Joe Andrade

Minutes: June minutes are reviewed and approved.

Financials: June financial statements are reviewed and approved.

Vote: Subsequent to last board meeting, board voted unanimously to approve the pool and spa repair contract for $145,000 with Weston and Sampson.

Note: Two original heat pumps in commercial units have been replaced in 2014.

Maintenance report: Need to schedule a power washing of the garage. Joe recommends hot steam which may be slightly more costly but is needed in certain spots. Joe will get a price quote and board will approve. Joe has been working on repainting various things around the building in his spare time.

Vote: Board approves cleaning of trash compactor chute for $700.

Window Project: Update on progress thus far. Board discusses issue of water and air testing of skylights. Board okays proceeding without air testing but Phil will ask Davis Square Architects to write some acknowledgement of this decision for Bay Square records.

Garage Sprinkler Pipe replacement project: Work completed and waiting for final invoice submission from Simplex.

Pool/Spa Repairs: Work began 7/17. Board recommends requesting 6 visits for 3.5 hours for construction oversight proposal. Phil will push back W & Sampson on Bid Assistance charge request and report back to board.

Board votes to approve Thayer project coordination fee for pool/spa project.

Board votes to approve change order for grouting of coping stone joints for pool at net extra cost of $1200.

Pending Action items: Phil is working on maintenance contracts for elevator.

Upholstery: Board discusses cleaning options for furniture in lobby. Phil will get some additional info on options.

Board members sign agreement for Unit 613 Green Roof.