

Board members present: John Patrick , Mehmet Rona, Dominic Moore (online), Juliet Jacobsen

Owner's present: Ewald and Hansa Eichler

Management present: Phil Renzi, Joe Andrade

Owner Concerns: Mr. Eichler expressed concerns that the new windows being installed were not “state of the art”. The Board will send him specifications so that he can see that the windows meet or exceed Energy Star standards and are a considerable improvement over the currently installed windows.

Minutes: October minutes are reviewed and approved.

Financials: October financial statements are reviewed and approved. The preliminary budget was reviewed; Mehmet Rona will generate a spreadsheet that will auto-calculate the effects of various percentage increases in condo fees and the Board will then make a decision on the 2015 budget by the end of next week.

Maintenance report: Landscaping work has been completed. Joe is changing to filters in all the units. There was some damage on the east elevator by BRS which will be taken care of. Leak from PH6 which set off alarms caused elevator recall. \$1300 bill for elevator “resetting”. Phil will look into “key switch” issue for sharing payment between PH6 owners and elevator company for this cost. Building needs second pickup for cardboard because of lack of room on loading dock. The cost involved should be covered by Space C-1 tenants who are contributing most of the volume. Phil will inquire.

Window Project: Weekly construction meetings are ongoing. Some amendments to construction schedule have been made. BRS is on schedule to meet commitment for 50 windows by Thanksgiving. Punch list inspections to start Friday. BOT decides fee for Joe's prep for window installation will be \$25 per window for those who do not do it themselves.

Pool/Spa Repairs: Paperwork for extended warranty on the plaster has been completed. More repairs will be started this week now that the pool has been drained.

Space C-1: Exchange of legal correspondence between C-1 lawyers and BOT regarding gas usage issue. Phil and Bay Square attorneys continuing to work on this issue. We will proceed to issue a monthly bill for C-1 gas usage starting in December.

Thayer Contract Renewal: Board will discuss.

Rules and Regulation Amendment: BOT votes to change wording regarding usage of amenities by commercial employees.

Lightning Rod on Rooftop: Board provisionally approves (pending further inspection) securing lightning rod.

Vote: Board approves extension of fire safety contract with Simplex-Grinnell for 2 more years at the current rate.

Meeting dates: Next meetings set for December 11 and January 22.