

Bay Square Condominium Board of Trustees
Minutes May 27, 2009

Call to order: 7 p.m.

Present: Sharon Britton, Amir Hasson, Meredith Leshkowich, Ann Oppenheimer, Oktor Skjaervo

Minutes: The minutes of April 23 were approved as presented

Financials: Ken O'Brien from Thayer & Associates attended the meeting to explain and answer questions from board members about "factors" applied to staff compensation that the company charges to cover worker's compensation insurance premiums. Board members asked that these charges be shown in monthly line item budgeting so that we clearly know how much we are being charged for these expenses in addition to the staff salary and benefit costs. The board also asked Thayer to produce an annual line item accounting of all expenses paid to Thayer broken down by those items that are pass through expenses and non-pass through expenses.

The monthly financial report was accepted.

Roofing Project Update: Derik Opdyke reported that the roofing project is 70 percent completed and that the entire job should be finished by July 1, including final certificates and warranties, barring a long stretch of rain weather.

Fire Alarm Panel: The fire alarm panel project is getting started a bit later than anticipated, but should be underway by June 15.

Solar and Wind Projects: Derik reported that he met with a representative from Synergy Investment Company about the possibility of installing solar panels on the building's roof to generate electricity to offset electrical costs for the building. The representative found that because of the location and height of the elevator penthouses on the roof that we would not get enough solar gain during the day to make solar panels worthwhile. Power generating turbines may be a much better solution. We would need to find a way to carry electrical wires down the height of the building to the electrical room in the garage level. Board members expressed interest in doing a cost analysis on this work, including the availability of potential energy rebates, and to have the company make an engineering proposal for the work. Amir Hasson said that he would be willing to put time into this project.

Smoke Free Building – Sharon Britton presented a draft memo that she plans to send to owners asking for comments on a draft amendment to the condominium bylaws to make Bay Square a smoke-free residence. Board members reviewed the draft amendment and memo and suggested changes. Sharon plans to send

out the memo within a few days with the goal of submitting a final amendment to the ownership for vote this fall. We will leave the voting period open until and after the annual meeting with a goal of getting 75 percent approval.

Rules: Sharon also circulated a memo to owners reminding people about pool rules, about balcony furniture and about a new email address for communicating with the board. Members made changes. The memo will be circulated.

Balcony Painting: Trustees directed Derik to hire Squeaky Clean Window Washers to paint five balconies that Joe determines so that trustees can view. If they are satisfied with the work, the board agreed to hire the company to paint up to 30 balconies this year at the rate of \$670 per balcony to deal with those that are in the worst shape. Joe will research the best paint to use for this application.

Derik is also planning to talk to a representative of a company called Rhino Shield that applies “ceramic” paint, which has a lifetime guarantee.

Maintenance Report: Joe reports that the spa has another leak and that he will be using a gel compound to fix the leak. If it does not work, he will have to close the spa and do a more thorough investigation of the problem.

The two garages have been power washed along with the front of the building and the graffiti on the loading dock side of the building.

The support posts on the wooden fences on Green Street are rotted out and need replacing. Joe will get prices on posts to see if just the posts can be replaced.

New Business: Trustee Oktor Skjaervo, chair, submitted his resignation. The board thanked Oktor for his service and agreed to circulate a memo informing owners.

Meeting was adjourned at 8:30 p.m.