

**Monday April 15, 2019**  
**Atrium Condo Board Meeting Minutes**

**Board Members Present:**

*President: Jeff Pisani*

*Vice President: Mary Lou Muehleis*

*Treasurer: Gail Menconi*

*Secretary: Mari Gusloff*

*Director: Ralph O'Connell*

*Director: Frank Maurino*

*Director: Dale Carlson*

**Also Present:** *Michaelene Conrad*

*(MC Property Management Corporation)*

**1) Call to Order:** *Jeff Pisani at 9:11am*

**2) Establish a Quorum:** *All Board Members present*

**3) Approve Agenda:** *Approved by all*

**4) Old Business:**

*A. Unit 102 - foundation concrete work around the unit is incomplete - have not paid Dakota Evans - need to contact them to finish the job*

*B. Moisture has been detected within tier 8 - recent roof repairs should take care of the problem - the mold in Unit 308 is gone - the owner cleaned it up - We need to definitely figure out where the moisture is coming from:*

- Have a contractor come out & open up the walls to see if they can find the leak*
- Do a water test - to determine where the leak is originating from*
- Wait a month & check each unit in tier 8 with a water detector*

*Dale Carlson motioned - Ralph O'Connell 2<sup>nd</sup> - to wait a month to see if any unit owners report any leaks - if no leaks are reported then no action needs to be taken - if someone does report a leak then we will choose from one of the 3 options listed above to find the source of the leak*

*Approval - majority voted yes - not to take any action at this time  
Marti Gusloff & Gail Menconi voted yes to take action*

*C. Sealant of the Front Stairs - we have reviewed 3 different sealants*

- The Architect did not include a sealant in his plan - he did not want to be responsible for possible slip hazards*
- It was suggested to apply samples of the 3 sealants on the concrete before we make a final choice*
- Checking to see if Core Concrete will apply the 3 sealant samples*

*D. South Elevator Repairs*

- We are locked into a contract with Otis for the next 4 years - the contract renews automatically unless we cancel at the time of renewal*
- The South Elevator is working well now*

*E. Dakota Evans Contract*

- Dakota Evans missed sealing the brick wall above the Atrium that surrounds the HVAC unit on the roof - this can be finished when they come out to do the footing wall at Unit 102*

*F. Front Stairs Railings*

- The color looks more greenish than grey*
- Is it the actual color that we chose?*
- The grout at the base of the railings should have been tinted to blend with the concrete color - and rust has been found at the base of the railings*
- Is it possible to have the railings painted a different color?*
- MC Management will be checking with Legna Iron Works to address these issues*

*G. Popcorn Ceiling Repairs*

- Did not turn out well - the painter did not know how to patch a popcorn ceiling properly*
- Should we do a smooth finish or keep the popcorn finish on the ceilings in the elevator areas?*
- Try to patch the popcorn ceiling areas again or redo the entire ceilings of the elevator areas with a popcorn finish?*
- MC Management will get a bid from another painter - Artists Touch who specializes in popcorn ceilings - Paul Wocych will provide the estimate*

*H. Dakota Evans 2017 Proposal*

- *The bid was to fix a leak at 609/509 - instead we had the wall calked & 609 had their windows replaced - then there was no more leak*

*I. Carbon Monoxide Detectors & Fans in the garage*

- *New carbon monoxide detectors have been installed & the Fans have been repaired*

*J. Paint Damage on the garage ramp wall*

- *Needs to be repaired*

*K. Garage Door malfunction*

- *The door sensor caused the problem*

*L. Smoking Issues*

- *Smoke smell is coming into the hallway near the mailroom*
- *It was suggested to make the building smoke-free*

*M. Garage Floor Cleaning*

- *To be done by Earl & Sons per their contract*
- *Will be scheduled to be done soon*

*N. Outside Window Washing*

- *To be done at the end of May*

*O. Statement*

- *Put out a statement showing the home owners the main points of how we did against the budget for last year*
- *We now have the final (end of March) statement so we need to assess it*

*P. Balconies*

- *Units 406 & 606 need some repairs done*
- *We have a 3 year warranty for workmanship & 5 year warranty on materials with Goray*
- *Will contact Goray to have them come out & do the repairs*

*Next meeting date - Tuesday May 14, 2019*

*Adjourn at 10:51am - Submitted by Marti Gusloff - Atrium Condo Board Secretary - 5/13/19*

