

Redington Place Board of Directors
Meeting Minutes
August 15, 2023

Location of Meeting: Unit 203, Redington Place

Evidence of meeting notice: Notice for this board meeting was posted in the public notice board area on the Garage Level near the elevator 72 hours prior to the meeting time.

Board Members Present at the meeting: Cheryl Saccone, President; Robert Mataccheiro, Treasurer; Sal Licciardi, Secretary; Brad Henningsen, Member at large; Scott Vignery, Ameritech Community Management. Absent: Michael Longino, VP. **A quorum is present.**

Meeting called to order: Cheryl Saccone called the meeting to order at 5:05 pm.

Minutes of Prior Board of Directors Meeting: **Sal Licciardi** made a motion to accept the minutes of the last meeting of the Board on 5/5/23. **Brad Henningsen** seconds and the motion carried by unanimous consent.

Old Business: None

New Business:

1. **Revolution Air board presentation:** Mark from Revolution air began the meeting by telephone answering questions from the various members of the board on the upcoming AC relocation project as tied to the roofing project. Revolution had far and away the best quote to relocate AC systems for the roofing project. **Brad Henningsen** asked what might occur if an owner's AC unit is not functioning after relocation. Mark stated they are exceptionally careful but problems can occur especially with the oldest units. Mark would do a pre-project walkthrough of all of the AC units. There may be units right now that they deem are in such deteriorated condition that they MUST BE REPLACED as they will not survive the move. The roofing company must adhere to due diligence when relocating units. **Sal Licciardi** asked how the AC company would determine the proper attachment of the racks the AC systems must now sit on to meet code. Mark answered that they work with the roofer on those variables and determine that onsite. Mark does not anticipate needing his own lift and will coordinate with the roofer. In addition **Sal Licciardi** asked what a new straight cool 15 Seer2 system might cost for owners wishing to upgrade. Mark answered: Your project is still months off and prices keep changing so quarter 4 pricing will dictate the price for owners but it should be cheaper to do it while they are already here with the equipment in place. The price Mark provided will include the stands. Mark asked what size units most people in our condo have. **Sal Licciardi** responded 2.0 to 2.5 ton straight cool with heat strips. Mark will price these options. At the conclusion of the presentation and upon discussion of bid pricing, **Brad Henningsen** motioned to accept the Revolution Air proposal and hire them as our AC relocation company. **Sal Licciardi** seconds the motion. The motion unanimously carried.
2. **Signage for the building:** **Sal Licciardi** presented an update from the Extreme Signage proposal. They have added a \$375 option to repair any defaced stucco and paint match it after repair. We asked CPR for a bid to remove the lettering and it came back approaching \$5000 alone for the removal. This bid was rejected immediately. Sal stated that we can send a committee to meet with a designer there

or use "dafont.com" to design our lettering. The board discussed the longevity of PVC lettering vs. aluminum lettering. All bids were considered and the bid spread was \$4365 complete from Extreme Signage including permit, removal of existing lettering, installation of new and repair/paint concrete and stucco substrate. No other bid included removal of the existing lettering or repairs necessary as a result of the project. Despite being less exhaustive, most other bids were thousands of dollars more. **Brad Henningsen** made a motion to accept the bid and hire Extreme Signage. **Cheryl Saccone** seconds. The motion carried unanimously. **Cheryl Saccone** suggested moving the lettering for the building up further for visibility. This was considered desirable given the vegetation (hedges) are now encroaching on the bottom of the lettering and the landscapers have to be cajoled into trimming repeatedly. The board will also be getting quotes to look at the remaining building signage including Unit door numbering and pool placards. Many have weathered badly.

3. **Painting the louvers blue?: Cheryl Saccone** mentioned the possibility of painting the louvers (which are currently white) on the east façade of the building a the blue highlight color currently on our doors under the new paint scheme. CPR would likely be cost prohibitive. **Brad Henningsen** suggested in the future hiring an outside painter to address this after CPR has completed their project. Therefore, this was tabled for now.
4. **Seawall/pool fencing: Brad Henningsen** presented the bids. The cheaper bids obtained by Brad were approximately \$10,000 and \$14,000 (Hague Fence company). Pyramid Aluminum did the west facing pool portion of our seawall fencing which was a strong Industrial quality railing vastly superior to the portions we are now forced to replace. Pyramid's quote was \$21,000 to match with the existing fencing. **Cheryl Saccone** asked why the cost had apparently grown so much from the quote obtained several years ago to complete the job (at the time about 13k). Answer: Material inflation. **Brad Henningsen** stated he would call the other 2 contractors back and ask them to re-quote "industrial" quality rail. However, if the quotes come back close to Pyramid, suggests going with Pyramid as we already know their quality control is excellent having put in the portion of the seawall fence we are keeping and seeking to match.
5. **Garage floor stripping/stripping: Brad Henningsen** reported that the same contractor he had lined up is still sticking to the same pricing scheme built into the first major special assessment. We will be waiting until CPR completes their work and vacates the property. Option 1:(\$21,780)- strip the failed coating, smooth out concrete, clear sealer to prevent chalking, and repaint the stripes and unit designated parking areas. Option 2: (\$45,000), Flake epoxy coat the garage. He could not guarantee hot tire pickup will not occur with the epoxy. Drainage remains a significant problem in the garage. **Rob Maticcheiro** made a motion to accept option 1 bid from Brad's garage contractor given the available options. **Cheryl Saccone** seconds. The measure carried unanimously
6. **Roof Soffit/roofing special assessment:** As part of our 2nd special assessment (roofing) **Brad Henningsen** advised that the best of the bids for soffit replacement came in around \$19,000 but were as high as over \$40,000. This will be built into the roofing special assessment. The components going into this special assessment will be as follows: Flat roof replacement (\$98,000) + AC relocation and reinstall (\$10,000) + Slant roof replacement (\$85,000) + Soffit (\$19,000) + 10% for wood costs on both roof components Minus \$75,000 reserves yields special assessment of \$8500 per unit. Timing and # of assessments was discussed. It was decided based on a start date in early December that we would proceed with 3 equal installment payments due November, December, and January upcoming. Rob will put out a

blast email announcing the proposed schedule for payment and then Ameritech will print and mail coupons for this special assessment.

7. **Exit sign replacement:** **Scott Vignery** advised that Andy was told to stop replacing them. Actually, I spoke to Andy and wanted clarification on which signs needed replacing and which were still fine. **Cheryl Saccone** said that Andy advised someone on the board told him to stop installing the signs. It was likely he meant that we wanted to clarify which signs he was to replace.
8. **Swept away dryer vent issue:** After multiple call-backs, they finally finished sealing and calking all of the dryer vents including the large area in 204's dryer vent. Units 203 and 204 have excessively long dryer vents runs with multiple elbows. Swept away has advised the owners to obtain high capacity high flow dryers sufficient for that long of a vent run (exceeding 60 feet). The effected unit owners are aware of this requirement.
9. **Discussion on 303 and 304 sliding door issues:** Cheryl reported on her leak issues with the unit above her. We are still unfortunately dealing with unit 304 leaking to the balcony ceiling in the unit below. Multiple attempts at repair have been tried by Clearwater windows and CPR. They are still working on it.
10. **Roof Eve Enclosure and drip edge:** Considering the roof color scheme, the board decided on the drip edge being Sierra Tan, and the Eve Enclosure being "Beige".
11. **Pool bath shower:** **Cheryl Saccone** discussed quotes from Max Solon on the pool bath shower. Rob has an extra shower similar to the one placed at the main walkway footwash and will replace same. Also, we had the plumber remove the shutoff handle from the pool bath shower area which, when turned off inadvertently by people, would cut the water to the main walkway foot wash. She shared some quotes to replace lavatories in the bathrooms in the pool baths. **Brad Henningsen** advised he would call plumbers and get additional quotes on lavatories. The prices provided by Max Solon were fairly competitive. No action taken at this board meeting on these items pending investigation by Brad.
12. **Fire safety inspection Report:** **Sal Licciardi** reported that he called and spoke to one of the main inspectors. The heads painted inside several units present on that report (Units 205, 304, 305) are recommended to be replaced because they are painted. If done, this should be borne by the unit owners, not the association. There are 7 OSY valves (the valves that shut off flow to portions of the system so the sprinklers on different floors and units may be worked on from time to time) they are recommending get replaced as budget allows. These valves do not effect Life and Safety, they only are for maintenance.

Next Board Meeting: Not yet set. Meeting was adjourned at 7:05 PM.