

111 E. Chestnut Condominium Association Committees:

(Approved at June 21, 2013 Board Meeting)

1) Design:

Co-Chairs: Ann Marie Del Monico and Asia

Members: TBD. (Consult with Board-approved architect/designer as required.)

Mandate: Review functional and/or aesthetic (if applicable) aspects of infrastructure or development project(s) under consideration. Oversee selection of seasonal decorations, floral arrangements and other esthetic concerns in building.

Current Issues to Consider: Oversee design of future hallway renovation project (painting/carpet replacement) as well as ceiling esthetic application following Annunciator project; Deck furniture selection; Replacement of lobby wallpaper and chair fabrics; Staff uniform selection. Define Fitness Center upgrade design criteria. Assist in accessorizing Chestnut and Conference Rooms as well as east and north decks. Research development possibilities of north, south and east decks.

2) Development:

Chair: Serap Brush

Possible Members: Richard Evans

Mandate: Review and assess the current value of our units compared to other neighboring buildings, and identify potential areas of improvement or actions to be taken that will increase the value of our units. Consult with real estate professionals and other experts to explore the advantages and disadvantages of obtaining FHA certification for our building.

Current Issues to Consider: Consider the means by which the board, through judicious discretionary spending, can enhance the overall property value of our building. For Example: Consult with design/operations committee to explore the value of enhancing various undeveloped decks. Evaluate possible means by which the board can foster homeowner interest in renovating their units, thereby increasing the value of their units and overall property values in our building.

3) Engineering:

Chair: Anthony Milazzo

Members: Mandy Lane, Patrick V

Mandate: Study and oversee various infrastructure and energy efficiency projects under consideration and assist board in evaluating options. Review individual unit renovation proposals in need of special consideration. Consult closely with building engineers on matters under consideration.

Current Issues to Consider: Negative air pressure/VFD (variable frequency drives) deployment; Freight Elevator modernization timetable; Lightning suppression system on roof; Electrical Crossover Circuit for electrical generator hookup; Present the Board recommendations for updating unit owner's construction guidelines: Study modern sound insulation materials available for sub-flooring. Smoking odor filtration options. Work with Operations Committee and management company on efficient, technology-based solution for package handling concerns. Work with property manager to integrate cloud-based information sharing technology practices. Propose program to digitize critical Association paper documents and regularly backup data to off-site server. Consider technology behind and reliability of less invasive riser repair methods. Research biometric authentication options (facial recognition) at rear entrance to enhance security. Study feasibility of "leaky coaxial" feeders for boosting cell signals in building.

4) Finance:

Chair: Mike Fish

Members: Glenn, Tony, Bob Graf (participant, not member)

Mandate: Assist board and Treasurer in assessing Association financial matters.

Current Issues to Consider: Overall funding of capital improvement projects; Consider financial implications of selling Association-owned residential unit and leasing head engineer's residence. Reference updated reserve study to advise board on prioritizing and sequencing infrastructure projects under consideration. Calculate cost of pool operation and consider alternate options. Evaluate ongoing market conditions for the most competitive interest rates. Calculate and recommend Holiday Fund distribution.

5) Rules:

Chair: Anthony Milazzo

Members: Mel Thillens, Ann Marie, Cheryl Jansen (ex-member), Richard Evans

Mandate: Advise board on recommended Rules and Regulations policy changes.

Current Issues to Consider: Comprehensive overview and revision of Rules and regulations. Recommend modified fine/fee structure. Consider Chestnut Room and Conference Room use regulations. Pet and Smoking policy review. Recommend methods for management to monitor and enforce short-term rental violations. Consider water shut-off valve requirement on risers and sound insulation requirements during unit renovations. Research prospect of building rental cap and smoking restriction via bylaw amendment.

6) Operations:

Chair: Ann Marie Del Monico

Members: Richard Evans, Asia, Cheryl (ex-member)

Mandate: Assess and advise board and management on matters of general building operations, including maintenance, upkeep, and security. Consult closely with property manager.

Current Issues to Consider: Identify isolated areas in need of management attention; Address residents' concerns regarding staffing, overall building maintenance and security; Pool monitoring policy; Doorman package handling policy; Work with management company's IT person to improve Association's Website functionality.

*Note: Committees are advisory in nature, and members will observe prescribed committee mandate and authority limitations, as outlined in charters. Committee meetings may be open to homeowners, at the discretion of the committee chairperson. Committee meeting dates need not be promulgated, except to committee members