

111 EAST CHESTNUT BOARD OF DIRECTORS' MEETING

October 8, 2020

<https://www.111eastchestnut.org/wp-content/uploads/2020/10/2020-10-8-Board-Meeting.mp3>

Call-to-Order audio begins at 00:02:48

ATTENDEES

111 EC Board: Jane Santogrossi, Anthony Milazzo, Samantha Hoffman, Serap Brush, Carolann Randall, Kristin Ellertson, Valerie Alexander

Sudler Property Management: Sara Rudnik (property manager), Kat Mihaila (assistant property manager)

Homeowners: Unknown and muted

APPROVAL OF PRIOR MEETING MINUTES

- September 10, 2020 Closed Session APPROVED with typo corrected
- September 10, 2020 Open Session APPROVED

TREASURER'S REPORT — Presented by Carolann Randall, Treasurer [audio begins at 00:06:55]

"For 2020, we budgeted \$4.3 million of income and \$3.4 million of expense, leaving \$900,000 for reserve spending and overages.

Through September, the 9th month of the year, we remain within 1 percent of our revenue budget and 8 percent favorable on our expense budget, mostly due to timing.

To date all 9 months of contributions have been made to the reserve fund totaling \$675,000.

Payments of \$193,00 have been made from the reserve fund this month for 2 progress payments on the Facade Project and engineering fees relative to the Facade Project and boilers.

The reserve fund currently totals \$1,122,257.

Treasurer's Report was NOT APPROVED. The Board President said that she didn't think the Treasurer's Report needed to be approved.

MANAGEMENT REPORT — Presented by Sara Rudnik, Property Manager [audio begins at 00:08:07]

- Next meeting is scheduled for Thursday, November 12.
- Quality Restoration is narrowing down to the last few weeks of the project. There will be two last drops on the West side of the building. There will be one drop on East side to address water infiltration we had this Summer.
- HVAC 9th floor deck project delayed due to COVID and manufacturing of materials. Materials are expected mid-November.
- Pool is closed for the season.

- With regard to the Roof-top Air Unit Project, the contractor and consultant met with manufacturer on site last week for another spec revision. Expecting final at the end of this week. Estimating a sixteen-week order time for the mechanicals due to COVID. Project now falling into early 2021 for the installation. Rudnik noted that at that point weather will play a factor.
- 22.1 Disclosure Statement APPROVED with edits, i.e. the reserve fund balance and status of the Facade Project. There was some subsequent discussion as to the Facade Project being an estimated \$100,000 over what was budgeted in 2019-2020. Per Treasurer Randall: "And that's not accounting for all the final bills." Board President Santogrossi emphasized that Sudler estimated how many repair sites there would be, and that the scope of the project evolved, i.e. the over-budget situation is not due to the contractor purposely under bidding the project.

NEW BUSINESS AND ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD [audio begins at 00:13:53]

1. Proposal to engage Elliot & Associates 2021-2023 triennial assessment appeal - APPROVED
 - Proposal contingency 12% of first year tax saving. If only one year savings, it's 4%.
2. Proposal to replace stairwell fire hoses:
 - Previously replaced in 1986. Per regulation they are to be removed and replaced.
 - Secured 3 bids: Total Fire & Safety \$32,574; [inaudible] \$33,749; and Fox Valley \$31,141.
 - Total Fire & Safety and Fox Valley are a part of "Sudler Client Advantage Program."
 - Fox Valley for \$31,141.70 was APPROVED
3. The draft of the 2021 Budget was APPROVED for distribution to Homeowners.

HOMEOWNER Q&A - *The following questions were submitted to the board prior to the meeting but are not a part of the audio tape.*

QUESTION: Given C-19 and general business related hyper-re-evaluation of expenditures, what is the board doing presently to cut costs?

ANSWER: Board Members Jane Santogrossi, Carolann Randall, Valerie Alexander, Anthony Milazzo, Samantha Hoffman, and Serap Brush refused to answer.

QUESTION: What justifies 120-Sudler-employee office staff hours per week? Given 444 Units, what justifies 4 hours of service per Unit? Has their C-19 home-bound presence (read less than optimal or full service), impacted output?

ANSWER: Board Members Jane Santogrossi, Carolann Randall, Valerie Alexander, Anthony Milazzo, Samantha Hoffman, and Serap Brush refused to answer.

QUESTION: As Sudler's employees have been consistent in violating the COVID Phase IV Guidelines, what is the board doing to protect the residents from the management company?

ANSWER: Board Members Jane Santogrossi, Carolann Randall, Valerie Alexander, Anthony Milazzo, Samantha Hoffman, and Serap Brush refused to answer.

QUESTION: Are there any plans to rectify the building-wide Sudler-mismanaged wifi network congestion problem at 111?

ANSWER: Board Members Jane Santogrossi, Carolann Randall, Valerie Alexander, Anthony Milazzo, Samantha Hoffman, and Serap Brush refused to answer.

QUESTION: Has there been any known incidents of C-19 among Sudler employees, 111 Staff, or residents in the last 3 months?

ANSWER: Board Members Jane Santogrossi, Carolann Randall, Valerie Alexander, Anthony Milazzo, Samantha Hoffman, and Serap Brush refused to answer.