

## **111 EAST CHESTNUT BOARD OF DIRECTORS' MEETING**

February 18, 2021

<https://www.111eastchestnut.org/wp-content/uploads/2021/02/2021-2-18-Board-Meeting.mp3>

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

### **ROLL CALL**

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

Sudler Property Management: Bob Graf (EVP), Sara Rudnik (property manager), Cat Mihaila (assistant property manager), Jonathon Mendoza (admin)

Homeowners: Unknown and muted during the teleconference

### **APPROVAL OF PRIOR MEETING MINUTES**

- November 12, 2020 Closed Session APPROVED
- November 12, 2020 Open Session APPROVED
- January 27, 2021 Closed Session APPROVED

**TREASURER'S REPORT** — Presented by Carolann Randall, Treasurer [audio at 00:02:32]

"For 2020, we budgeted \$4.3 million of income and \$3.4 million of expense, leaving \$900,000 for reserve funding and overages. For the full year we were within 1% of our revenue budget, and 8% favorable on our expense budget. All 12 monthly contributions were made to the reserve fund totaling \$900,000. The reserve held \$1,228,940 at year end. Reserve expenses for the year totaled \$794,400. \$433,000 which was spent on the facade project, is now completed and paid in full. Other expenses are attributed to boiler, rooftop HVAC and fire safety upgrades.

Treasurer's Report was NOT APPROVED

**MANAGEMENT REPORT** — Presented by Sara Rudnik, Property Manager [audio at 00:03:40]

- Annual Meeting and Election is scheduled for Thursday, April 22. Notices to all owners and candidate applications to be eblasted Monday, Feb 22.
- Next regular board meeting Thursday March 18
- Effective today, an elliptical and treadmill was moved into the first room of the Fitness Center to accommodate demand for cardio equipment
- North bar barque equipment should arrive in the next 2-3 weeks, but Rudnik says she's "not gonna hold her breath."
- Rooftop makeup air unit project, Altoff and helicopter lift company scheduled for a site inspection Monday. Expect closure of streets and building access.
- Rudnik is hoping to finish window washing next week, weather permitting.

NOTES:

- Milazzo asked whether our acoustic engineer has signed off of the spec for the replacement North Deck HVAC. Rudnik responded "yes."
- Brush asked about the balancing of the airflow on each floor was part of the rooftop makeup air unit project. Rudnik responded that that would be address subsequent to installation [00:07:36].

Brush underscored that the "maintenance" of the airflow should be part of the equation.

- Milazzo added that he'd like the opinion of the engineers whether the dampers need to be upgraded

- 22.1 Disclosure Statement APPROVED

**NEW BUSINESS AND ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD** [audio at 00:09:31]

1. Two proposals for replacement of the damaged glass pane of the entry canopy.

- Three-month lead time for replacement glass.
- Looking for a 3rd bid but lowest presently is \$10,738
- Permit cost roughly \$400 to \$500

Motion to approve the \$10,738 amount or a possible lower bid - APPROVED

2. Discussion to throw money at contractor to possibly expedite the freight elevator modernization project

- Project to begin March 1
- Rudnik asked Suburban Elevator if they can shorten the project in deference to various inconveniences to residences
- Yes but there will be longer work days and work will go from Monday through Saturday
- "C" and "F" Units likely to be affected by the noise
- Shortest period possible, i.e. not guaranteed
- Board President pushed for \$35,000

Motion for overtime \$30,000 - APPROVED

**HOMEOWNER Q&A:** The following questions and answers are not a part of the audio tape. These were previously submitted on 1/11/21 and 12/21/20 respectfully. However, due to the meeting cancellations, they've yet to be part of the record. Note: The Board refused to answer i.e. address any owner concerns.

#### General Questions

1. Given the \$120,000 settlement paid to out to Michael Boucher, what was the total cost of the Boucher litigation given the dispute was a \$500 fine?
2. Given the \$700K budget, what was the total final cost of the Facade Project?
3. Did the Association take out the proper tax withholdings from the Employee Holiday Bonuses this last Holiday Season?

#### Questions Regarding Sudler Property Management

1. Are there job descriptions associated with our property manager, assistant manager and admin?
2. How is the board managing the efficiency and effectiveness of 6,000-plus man hours a year?
- 3 Given their gross COVID absenteeism and zero impact on relative service, is the board reevaluating coverage and owner expense?

4. Given Sudler's contract, notably paragraphs 11.2 and 11.3, how much did the Association pay in "extras" in 2020?
5. Why are we paying for 4 Sudler employees to attend Board Meetings? Other than the property manager, what value do the others provide?