

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

July 22, 2021

<https://www.111eastchestnut.org/wp-content/uploads/2021/07/2021-7-22-Board-Meeting.mp3>

Call-to-Order audio begins at {00:01:04}

### **ROLL CALL**

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

Sudler Property Management: Sara Rudnik (property manager), Bob Graf (evp)

Owners: Unknown and muted; Santogrossi again presides over the meeting in "Lecture Mode."

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

May 6, 2021, Closed Session - APPROVED

May 6, 2021, Open Session - APPROVED

**TREASURER'S REPORT** — Presented by Carolann Randall, Treasurer [audio at 00:02:52]

"For 2021, we budgeted \$4.3 million of income and \$3.4 million of expense, leaving \$900,000 for reserve spending and overages.

Through June, the 6th month of the year, we are on target with our revenue budget and are 9 percent favorable on our expenses, mostly due to timing.

To date both May and June monthly contributions have been made to the Reserve Fund totaling \$45,000.

No reserves expenses were paid during the month of May. And \$22,250 worth of expenses were paid in June, for elevator engineering fees totaling \$4,000, and rooftop HVAC fencing installation totaling \$18,250.

The Reserve Account as of June 30th totaled \$1,412,279."

Treasurer's Report was NOT APPROVED

**MANAGEMENT REPORT** — Presented by Sara Rudnik, Property Manager [audio at 00:03:49]

Despite the current major "structural integrity" issue with the garage, 111's foundation, Rudnik reported on only one item. "The only item I'm gonna touch on here is the corridor HVAC air balancing."

- Rudnik received a report from Mechanical Test and Balancing. Per Rudnik:

-- They believe that the design value for pressure and airflow they were targeting in the highrise has been met

-- Due to the design of the building, we will not need to do retesting, i.e. it will maintain itself

-- A few more items left on our punch-list that Altoff needs to address, and as such we have withheld 5% on final payment until punch-list is complete

Board Director Dr. Brush reviewed the readings and had significant questions/comments contradicting Rudnik's conclusion(s) [audio at 00:05:43]. Brush: Various areas show significant departure from design values. South-end not optimized. Some of the floors are only at 60%.

- 22.1 Disclosure Statement APPROVED

**NEW BUSINESS AND ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD** [audio at 00:15:13]

1. Approve closed session actions: A resolution to authorize our Association's intervention in the City lawsuit against the Garage Association 21-M1-4005690

- In summary: That we are privy to as much information as is available about the garage, and that we have an official forum to voice our opinions and concerns.

Resolution ADOPTED

2. Approve employee parking relocation expense

- 6 employee at \$225/per month, i.e. \$1350/month total

- The Association will be seeking reimbursement from the Garage Association

Expense APPROVED

#### **HOMEOWNER Q&A**

Question(s): Prior to the July 29, 2019 notice to the homeowners by property manager Rudnik, when was the board or any individual board member, first made aware of the safety and building essential structural issues stemming from the garage?

Response: Board members Jane Santogrossi, Anthony Milazzo, Serap Brush, Carolann Randall, Kristin Ellertson, Valerie Alexander, and Tom McDonald refused to answer.

Question(s): Why, when first informed, didn't the board and management then immediately assess the situation with our engineering firm Kellermeyer Godfryt Hart? Why did the board and management wait 3 years to do something?

Response: Board members Jane Santogrossi, Anthony Milazzo, Serap Brush, Carolann Randall, Kristin Ellertson, Valerie Alexander, and Tom McDonald refused to answer.

Question: Will the board hold Sudler Property Management and/or the 111 East Chestnut Garage Association financially accountable for their gross negligence and the likely negative consequences to homeowner property value?

Response: Board members Jane Santogrossi, Anthony Milazzo, Serap Brush, Carolann Randall, Kristin Ellertson, Valerie Alexander, and Tom McDonald refused to answer.

Question: What avoidable risk is the Association assuming by continuing to use the easement agreement areas given the Walker Engineering assessment of "imminent hazard," the City's evacuation of the garage and the City's subsequent lawsuit?

Response: Board members Jane Santogrossi, Anthony Milazzo, Serap Brush, Carolann Randall, Kristin Ellertson, Valerie Alexander, and Tom McDonald refused to answer.

Question: Why are our board meetings still via phone conference with homeowners muted?

Response: Board members Jane Santogrossi, Anthony Milazzo, Serap Brush, Carolann Randall, Kristin Ellertson, Valerie Alexander, and Tom McDonald refused to answer.

Question: Why are we allowing our law firm Kovitz Shirrin Nesbit, that is suppose to represent our best interest, drag lawsuits on for years?

Response: Board members Jane Santogrossi, Anthony Milazzo, Serap Brush, Carolann Randall, Kristin Ellertson, Valerie Alexander, and Tom McDonald refused to answer.