

1077 *Greenleaf* Condominiums

Minutes Greenleaf Condominium Association Board Meeting Tuesday, March 12, 2024, 4 PM Green Room

Present: J. Langland, Vice President; J. Estep, Treasurer; J. Hughes, Secretary (remote attendance); D. Lawson, At Large; Guests, 7

Call to Order:

Ms. Langland called the meeting to order at 4PM.

Minutes:

Ms. Lawson moved to accept the minutes as presented. Ms. Estep seconded. There was no discussion. A vote was taken and motion passed with all in favor.

Financials:

Ms. Estep presented the Financials for the period ending February 29, 2024. She reported Total Income of \$43,156.32 and Total Operating Expense of \$20,969.58. Increase in Reserve Fund was \$22,186.74. Nearly \$16,000 has been collected from Assessments. CMP Funds invested totaled \$11,984.65 with a Balance in the Capital Maintenance Fund of \$4,000. Projects paid were \$9,985 for carpeting and \$2,000 for painting.

Ms. Estep noted that the Line of Credit has been renewed and J. Langland is now on the account.

Ms. Lawson moved to accept the Financials as reported. Ms. Hughes seconded. There was no discussion. A vote was taken and passed with all in favor.

President's Report:

Ms. Langland noted Buggy will be spraying the exterior of the building in March or early April depending on weather. It is advised to bring in all furniture etc. from the balcony prior to spraying.

Window cleaning sign up normally follows spraying. Notice will go out.

She also noted stair railings have been secured and paint touched up. And the lobby door is now timed at 30 seconds.

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Committee Reports:

Maintenance (infrastructure/mechanical) – Mr. Griggs reported he, C. Ostrom and J. Estep met with R. Yoder to discuss the stack project for 2024, including stacks #7, #8 and #9. A request for updated quotes and timelines were made. Mr. Griggs shared his concern on some final details of proper installation of brackets on the railings of the last project were overlooked. Mr. Yoder said they will have a dedicated person to inspect and sign off on all projects moving forward.

A request for R. Yoder to quote the remaining stacks on the boulevard (#11, #12, #13, #14, #15 and #16) was made. The request was to have one quote for 3 stacks and one for 6 stacks to compare what the costs savings would be. Since the boulevard side requirements as to scaffolding are not as complex as the river side, they may be able to readjust their pricing.

Mr. Griggs has been in touch with a handyman service that has expressed an interest regarding small maintenance issues such as loose shutters, etc. They own quite a bit of their own equipment.

He will also pursue quotes on several larger jobs including replacing the shingles on the Mansard roof. Mr. Griggs feels it is best to receive 3 quotes on projects.

Concerning resurfacing the front steps (surface must be ground off before resurfacing). This will be an inconvenience since entrance cannot be used during repair.

A question arose concerning the seawall. Discussion ensued relative to the questionable age of the seawall and its maintenance.

Maintenance (landscaping)- No report.

Maintenance (interior)- Discussion ensued concerning the Green Room and Library redo. Needs and wants must be the first conversation and suggested sending out a questionnaire relative to this.

Liaison – No report.

Activities/Events – Scheduled St. Patrick's Party in the Green Room, March 15. BYOB and a dish to share.

Communications – No report.

Other Business:

Concerning the Condo website, only 10 people have signed up for owners only access. Ms. Lawson will send a reminder to owners.

Owners Forum:

It was noted that the patio chair legs are rusting and leaving marks on the new surface. Also east patio drain is clogged.

Ms. Langland adjourned the meeting at 4:42 PM.

Respectfully submitted:

J. Hughes, Secretary