

1077 *Greenleaf* *Condominiums*

Minutes
Greenleaf Condominium Association Board Meeting
Tuesday, June 11, 2024, 4 PM
Green Room

Present: C. Ostrom, President; J. Langland, Vice President; J. Estep, Treasurer; J. Hughes, Secretary; D. Lawson, At Large; Guests, 5

Call to Order:

President Ostrom called the meeting to order at 4PM.

Minutes:

Motion to approve the Minutes for the meeting held April 2024 as presented by Secretary Hughes was made by Ms. Estep. Ms. Langland seconded. There was no discussion. A vote was taken. Motion passed with all in favor.

Financials:

Treasurer Estep presented the Financials for the period ending May 31, 2024. She noted that the Association has received one-third of the assessments so far. All are due July 1. She said the Association has spent \$20,000 of CMP Funds as of May 31, with a balance in the Capital Maintenance Fund of \$39,423. Balconies replacement is scheduled for September.

Referring to the Balance Sheet, Ms. Estep reported \$68,429 in Checking/Savings with Reserves of \$94,337.

Ms. Hughes moved to accept the Financials as reported for the record. Ms. Lawson seconded. A vote was taken and passed with all in favor.

Presidents Report:

An upgraded smoke and fire alarm system is being installed with 22 sensors in the hallways and 7 in the stairwells. These will connect directly with the Fire Department for alerts. The monitor box in the first- floor hallway will signal exactly where the alarm went off. Alarms in the attic and garage will also send an alert when they go off. Each condo will have a fire sensor attached to the system to be installed in each condo. New board on first floor will have buttons for fire, police and security. Once everything is up and running, the board will have a walk through and a resident information session.

Committee Reports:

Maintenance (infrastructure/mechanical) – Mr. Griggs reported that the committee met yesterday:

- The seawall was inspected and the east end is in great shape. There is some erosion and rot in the center section. The committee will explore options.
- The mansard roof's life can be extended with minor repairs. There is a spray treatment to rejuvenate the tiles that will be explored.
- Information with AEP concerning charging electric vehicles in the garage is being pursued.
- Discussion ensued about various concrete projects and repairs.
- Balcony stacks riverside will continue in the fall. Yoder did not come down on its price for stacks on the boulevard side, even though they entail less work. There is a possibility of getting quotes from other companies. Yoder is very busy and using subcontractors on jobs.
- Insurance companies are beginning to use drones to check roofs etc. It is important to keep the roof looking good and it should be checked after any workers are on the roof.
- Driveway sealing cracks need to be filled as they happen.
- The attic firewalls need to be put back in place and Mr. Eppers has someone willing to do it.
- Green Room lights discussed.

Maintenance (landscaping) – F. Hughes has agreed to chair this committee and has spoken to several people willing to help including Mr. Martin, Mr. DeRidder, Ms. Jones, Ms. Frandsen and Ms. Cunningham. The committee will look at existing plants around the building and work with a landscape designer/architect to obtain suggestions and quotes on hardscaping and planting. ProTurf was suggested to help evaluate and come up with a plan.

Maintenance (interior)- Ms. Lawson met with Superintendent to discuss updating Green Room. Plans include painting, replace lighting and carpet. This project will be a fall/winter project.

Liaison- No report.

Activities- Men's lunches and women's dinners continue.

Communications – Ms. Lawson reported the committee has not met recently but will begin plans for an open house for realtors in the fall.

Other Business: River weed removal and payment briefly discussed.

Owners Forum:

- Website owners access briefly discussed.
- Green Room chair replacement briefly discussed.

President Ostrom adjourned meeting at 4:33PM. Next meeting July 9.

Respectfully submitted: J. Hughes, Secretary