

TMVRC OWNERS' ASSOCIATION, INC.

(TMVRC)

August 6, 2024

Board Meeting Minutes

- **Call to Order**

Bryan Woody called the meeting to order at 2:03pm.

- **Appointment of Recording Secretary**

Minutes Services confirmed their presence and record of the meeting.

- **Establish Quorum**

Board members present included:

Bryan Woody, Michael Zarrilli, Michael Wagner, Chelsea Buckland, and Chad Arkoff.

Quorum was established.

Also in attendance:

Brent Prokaski

Caroline Oppenheimer

Chelsea Buckland

Dee Ann Baggett

Jim Shoriak

John Keating

Julie Vergari

Kristen Green

Matt Gallant

Mckinley Hale

Nadine Norene

Neene Stone

Patrick Latcham

Sandra Jean

Stephanie Van Heyde Phillips

Steve Smith

Kathy Harmony

- **Review and Approval of June 3, 2024, Board Meeting Minutes**

Michael Zarrilli motioned to approve the June 3, 2024, Board meeting minutes as presented. Chad seconded; the motion passed unanimously.

- **Welcome**

Bryan Woody welcomed Lauren Mullins.

- **Condo Map Next Steps with Foley**

Michael Zarrili explained that his proposal was to get involved personally along with others. Chad stated that it seemed like it could be a long exercise and asked why all the money was being spent. Michael Zarrili explained that it was very good practice to have a decent map of the property. There was some disagreement about the necessity of this expense. Michael Lynch explained that there was no legal requirement for having an accurate map on file; however, since the Board was aware of the discrepancy, they needed to fix it. Chelsea Buckland requested a written summary of the requests to be emailed to her from Michael Wagner. Michael Lynch agreed to work with Michael Wagner to help get the summary sent. It was reported that Michael Zarrilli would set up an appointment with Foley.

- **Log Chinking**

Michael Lynch stated that he reached out to Nick and that David Beach called Nick back and reported that the largest job was paid, and he intended to pay by the end of August. There were currently some penalties in place. It was discussed that they could do a garnishment that would likely net a couple thousand dollars. Nick advised to wait and see if they paid at the end of August and if they did not pay again, fines could be levied. To date, they had paid \$54,000. The Board collectively decided to take action on this item in Executive Session.

- **IPC Storage Closets**

In P1, there were spaces that could be turned into storage closets. Brent Prokaski explained that he could not find anything in the declaration that would allow this.

- **38 Timbers**

The 38 timbers were successfully removed. It was reported that they had put the remaining timbers out to bid. Monarch declined to bid. This item will be voted on via email upon receipt of the bid.

- **Roof Repairs**

Bryan Woody reported that the roof repairs had previously been approved by the Board. The Board discussed roof repairs due to winter damage and adding tape and downspout gutters where they were currently not existing on the building. The repairs would begin on October 22.

- **Glycol**

The pH of the water was out of balance, and the glycol levels were dangerously low. It was reported that a \$59,000 bid was received to treat and balance the water. This treatment would prevent the pipes from freezing and other mechanical damage. Michael Zarrilli explained that this needed to be done as soon as possible to avoid damage and leaks. It was reported that the chemical injection system was down and would need to be repaired as well. It was determined that this would be further discussed at the Reserve Meeting on Thursday with Jim present.

Michael Zarrilli asked if there would be an updated budget available, and Brent Prokaski stated he would try to get it out by the morning of August 7.

- **Chillers**

It was reported that Chiller 1 was currently tripping as often as five times per week, often during the middle of the night. During these times, the building was not cooling. Bryan Woody circulated a quote for the repair for \$16,000. Bryan Woody reported that part of the 2024 budget was a replacement for Chiller 2, which was currently out of commission. It was purchased and was expected to be on the property on October 2nd, and the appropriate tradesmen would be on site to get the chillers operational on October 22nd.

MOTION: Bryan Woody moved to approve Daiken to to perform the emergency repairs of the chiller in the amount of \$16,800. Michael Zarrili seconded, and the motion passed.

- **Boiler #3**

Bryan Woody reported that there was a faulty coil, but the boiler should still be under warranty. Bryan Woody recommended proceeding with a forensic analysis to get the part repaired and replaced. The manufacturer was claiming that there was a user error and was arguing against the warranty.

- **Insurance**

Bridgette Henry joined the meeting to discuss the insurance policy and shared a presentation with the Board. There was a great increase in insurance premiums due to weather risks, property value increases, and unprecedented losses. Michael Wagner asked Bridgette to review the Declarations to ensure the policy was aligned with the requirements of the Declarations of the HOA.

- **Construction Update**

It was reported that there was an emergency leak in 1406 that was repaired. It was reported that emergency repairs were still happening in unit 408.

- **Window Cleaning**

It was reported that window cleaning is generally done twice per year but owners complained and wanted to have windows cleaned more frequently. It was reported that the next cleaning would take place on August 19th. The priority would be on where the residents had complained so it would be done at a fraction of the cost. It was asked which areas needed it the most, and it was reported that it was in the back half of the 38th Building.

- **Audit Status**

This item was not discussed.

- **Residence Services Time Allocation**

Bryan Woody reported that Mckinley was phasing out, and Lauren was phasing in.

- **CCIOA Compliance Legal Work**

Michael Lynch stated that all the policies were required by CCIOA. Other than collection and enforcement policies, the others could be adjusted. There was no hard deadline, but if an issue came up for which a policy was not in place, the Association would not have any way to enforce it. Chad suggested allowing more time for research. Michael Lynch stated they were stalled on the conflict of interest policy.

- **New Business**

Michael Zarrelli asked how the cable installation was going. Michael Lynch explained that it was suggested that they lay the framework for more updated infrastructure. He reported that installers

were on site today.

- **Adjourn**

Hearing no further new business, Bryan Woody motioned to adjourned the meeting and moved into Executive Session at 3:29pm; Michael Zarrilli seconded and the motion passed unanimously.

Respectfully submitted by
Minutes Services.