

**PARKWOOD SQUARE APARTMENTS ASSOCIATION A**

**BOARD OF GOVERNORS MEETING**

**Friday, January 28, 2022, 4:00 P.M.**

**Courtyard**

PRESENT: Secretary/Treasurer Jacque Benedict, Vice President Craig Frank

ALSO: David Fedash, Ameritech Community Management

David Fedash began the meeting by stating he had received several complaints regarding excessive noise coming from some of the units. He distributed a copy of a notice that will be sent to all owners, and asked everyone to be considerate of their neighbors.

Jacque Benedict called the meeting to order. It was determined there was a quorum present and that Proof of Notice had been provided.

David Fedash reported that Helen Green, elected to the Board at the annual meeting, had to resign. Craig Frank then moved that Jane Brown be appointed to the Board to fill the vacancy left by Helen, and that Jacque Benedict be appointed President, himself be appointed as Vice President and Jane Brown be appointed Secretary/Treasurer. All were in favor of the motion.

In connection with a report regarding the repair/replacement of the railings on the second and third floors, Craig Frank reported he had received two quotes for replacement – one for \$23,774 and one for \$28,916. Sandy Bodley then reported she had received a quote to repair the upright posts of \$50 per post. Lyman Hussey (302) reported a company, CPC, had repaired the railings at another condo he owned for about 25% of the replacement cost and they had done a very good job. Sandy stated she was meeting a second contractor the next day and would also contact CPC for a quote. It was stated the Board could possibly have the railings repaired at this time and set up a reserve fund for replacement in the future.

In connection with a report regarding the renewal of our insurance in March, Craig Frank reported he would not be able to receive a quote until around the end of February but was in contact with our agent and would contact other agents for additional quotes.

In connection with a report regarding having the irrigation system metered separately, Craig Frank reported metering the system separately would lower our utility costs because sewer charges are based on water usage and the separate meter would eliminate the sewer charges for the irrigation usage. He stated he had received a quote

of \$860 to install the meter and that he was meeting with our irrigation contractor to receive a quote for connecting the system to the new meter.

In connection with a report regarding the annual roof inspection, Sandy Bodley reported she had met with the roofers that day and that the roof appeared to be in great condition. She stated the roofer (Old Time Roofing) would perform the next inspection in two years at no cost.

In connection with New Business, Craig Frank brought up the issue of drainage on the east side of the building, particularly the north end. He stated he had a vendor come out and look at it and that they would be giving him a quote to redo the existing systems.

Also in connection with New Business, Sandy Bodley brought up the issue of owners being responsible for providing and monitoring repairs to their units, including windows and doors. She stated it is not the responsibility of Board members to provide oversight for these repairs and that the owners need to be responsible.

There being no further business, the meeting was adjourned at 5:08 p.m.