



### **NEW BUSINESS**

**Storage Space:** Following a thorough investigation, it was discovered that one unit (#1505) did not have any type of assigned storage space. Sommers Fence verbally estimated the cost at \$1,200 to build a chain link gated storage cage. Management was requested to obtain other estimates.

**Copper Pipe Repair:** An estimate to repair a leak in the copper intake potable water line is \$3,500, due mainly to the cost of the material. Furthermore, it is necessary to relocate several inaccessible water shut-off valves on the roof. Although other estimates will be obtained for each of these repair projects, it was moved, seconded and carried to authorize Management to proceed on a not-to-exceed \$3,500 basis for each project. Funds to be expensed from Mechanical/Plumbing Reserve.

**Plumbing Pipe Project:** At special meetings held on July 28, 2016, and August 10, 2016, with the consulting engineer, JVB Construction Management, the Board decided to remove and replace the cast iron pipes (\$1,942,058) rather than use the epoxy lining method (\$2,185,755). The scope of work will also include replacement of the lateral lines. AV Builders is the general contractor with Delta Mechanical serving as the plumbing sub-contractor.

**Plumbing Project Management:** John van Blerck, JVB Construction Management, Inc., estimated a flat fee rate of \$15,000 per month for project management and a consultant contract will be submitted. Other budget items include an estimated 10% construction contingency (\$194,206) and an allowance (\$100,000) for engineering and permits. Total project estimated at \$2,341,264.

**Insurance Property Inspection:** Management reported that she invited a representative from Everest Insurance, the current workers compensation insurance carrier, to make a property inspection to report findings and recommendations. Overall findings were favorable and all action items noted are in the process of being corrected; however, it was noted that two staff members are needed to move and replace the dumpsters and a reference for a "Waste Caddy" dumpster mover was provided. Following a brief overview and video of the equipment, it was moved, seconded and unanimously approved to purchase the equipment (\$5,420) to be expensed from Contingency Reserve.

### **GENERAL INFORMATION**

**Electric Car Charging Stations:** Available options are under consideration.

**Pending Projects:** JVB Construction Management, Inc. will prepare the scope of work and bid specifications for (a) concrete spalling repairs, (b) exterior painting and (c) repair of aluminum railings that have peeling/bubbling finishes. He will also send the request for proposals to contractors, perform job walks, and prepare bid analyses and recommendations to review with the Board. The total cost of \$8,725 will be apportioned to each appropriate reserve category.

### **FUTURE MEETINGS**

Unless otherwise noted, regular Board meetings begin at 9:00 A.M. on the third Thursday of each month. Therefore, future meetings are tentatively scheduled for: September 15, October 20, November 17 and December 15, 2016.