
ST Clair Terraces - Executive Meeting - Sept 9, 2023

Call to Order: 10:03AM

Attendees

Betty Smith - Crystal Crawford - Shaun Simon - Jay Riley

Bryan Lane (Excused)

Priority Item

1) 492 St Clair Roof and Chimney Repair

- a) Bruttell completed the roof repair - Betty Smith will check to see if pictures are available for this project
- b) Chimney repair is pending until it is determined whether or out the roof leak is the root cause of the problem

2) Railing Replacements

- a) Railing repairs and wood replacement on the facade of the building is completed - Betty Smith will follow-up on the railing replacements for 472, 518 St Clair and 17129 Maumee

3) Master Deed and ByLaws

- a) Betty Smith will follow-up with the Attorney on current costs regarding this Master Deed and ByLaw revisement - ByLaws will be delivered to the remaining co-owners

4) TuckPointing

- a) Top Hat estimate of \$80 per hour was approve
- b) Budget will be established for ground level tuckpointing and work should begin in the next couple of months
- c) Garages and French walls will be completed in 2024

5) Tree Trimming and Replacement

- a) Jay Riley will obtain an estimate from Camelot for trimming the six large trees on the front of Maumee and St Clair
- b) Tree replacement will be completed in 2024

6) Basement Water Leaks

- a) 488, 491 St Clair and 17111, 17129 Maumee

b) Window well at 520 St Clair needs repairing

- i) **Once pictures are received from co-owners** - estimates will be obtained from Kleiner Construction

Miscellaneous Discussion Items

- Thank you to Bryan Lane for adding dirt and applying grass seed to various areas on our lawn
- Sprinkler heads damaged by Amazola were repaired
- Sidewalk repairs were completed
- Back drive drains are cleaned every two years and the next clean-out is scheduled for spring of 2024
- Garage roof estimate was obtained from Bruttell in the amount of \$27,000 - additional estimates will be requested
- It appears the new parking lot on St Clair and Kercheval is adding EV charging stations - Betty Smith will follow-up with Sarah Prues regarding an EV committee
- SEM is working with Citizens Bank to add check images to the monthly checking account statement (images have not been available since May) - Shaun Simon will obtain an update from SEM regarding this issue

Reminder to Co-Owners

- Co-Owner issues needing attention should be emailed to all board members along with pictures

Meeting Adjourned: 11:00AM