

## **St. Clair Terraces Condominium**

### **Meeting Minutes- October, 2018 - 7pm -City of Grosse Pointe Municipal Building**

Call to Order: 7:03

Attendance: Betty Felix, Judy Burton, Kitty Swickard (excused) Rosie

Gerlach, Pat McClary, Tom Sabella, Dale Cox, Elaine Madigan, Phil Gerlach.

Open Forum: Co-Owners Remark Only - limited to 3 minutes.

#### **Review and Approval of Previous Minutes: September 19 2018**

Betty motioned to move, Judy seconded. Approved 4-0.

#### **Review and Approval of Financials: September 2018 -**

Betty motioned to move, Rosie seconded. Approved 4-0. Tom Sabella said he would reprogram finances to make easier reading for all co-owners monthly reports.

#### **Old Business:**

Rear Drive - Resin patch work is done. It is said to last longer and be more durable then asphalt.

Gutter Cleaning: The company is coming back for a second round to clean gutters and downspouts.

Roof Update: We have had a lot of repairs over the past winter. due to weather conditions. Report from roofing company Bruttell Roofing says roof is in good shape, but there are loose shingles and regular monitoring will be needed since those singles were installed improperly and are coming loose. Ceiling leak was reported from co-owner on St Clair.

Leaks: All have been repaired. A few co-owners reported leaks from the windows. Caulking was done. Gutter leaks and repair/replacement was also addressed at the same time. Bay window was also repaired on unit facing St Clair.

Tuck pointing: Completed for this season. Will continue in the spring and summer months.

Chimneys: Completed for this season. Will continue in the spring and summer months

Final proposal from Bruttell late in November included final gutter, tuckpointing, chimney and roof repairs.

#### **New Business:**

Door Guidelines: Some controversy has come up on style for back door if replacement is needed. This will be discussed as part of the rules and regulations with the re-written by-laws.

We want to be flexible but need to keep some sort continuity and choose something that works with the English Tudor architecture of our buildings.

Air Conditioning units: Guidelines to camouflage compressors are outside are necessary. Pipes on walls leading to unit compressor outside must be hidden No air conditioning units are allowed in front courtyards (this a Grosse Pointe City ordinance).

Enforcing our by-laws and rules and regs: Sometimes it is frustrating to follow the rules when it comes to what owners desire, but part of maintaining the beauty of this condominium is what makes it so desirable. We should always work as a team for the good of our community. Question or suggestion are always welcome.

2019 Budget: Will be presented at November meeting.

**Updates:**

DPW Project Update and City Council Meeting Update: Since City approved DPW we will keep a close watch on changes that impact us.

By-law Updates and Owners Information Sheets- We have had some time setbacks due to our involvement with City's DPW building, so we are continuing toward completion for by-laws.

**Owner's Information Forms:**

Southeastern Management for questions about owners Information Sheets: 313-640-1788. Everyone must return this information sheet.

**Assessment and Monthly Condo Fees in Arrears:** Discussion regarding monthly fees and assessments. All assessments should be paid and current. Phil Gerlach says if dues are continuously delinquent month after month then the board should take severe legal action. This kind of delinquency affects all of us and is a burden on our cash flow and continuous community projects.

**Fees and Fines:** \$25.00 first month \$50.00 second month \$75.00 third month \$100.00 each month thereafter - Discussion.

Meeting adjourned 8:40 p.m.

**Next Meeting November 27, 2018 at 7pm**