**MINUTES**

NOV. 19, 2019, 7 p.m. Whiskey 6, St. Clair Terraces Condominium Association

ATTENDING:

CO-OWNERS: Rosie Gerlach, Pat McClary, Brad Birch, Linda Birch

MANAGEMENT: Tom Sabella

BOARD: Phil Gerlach, Betty Smith, Kitty Swickard, Elaine Madigan, Dale Cox

**CALL TO ORDER:** 7:04

**CO-OWNER COMMENTS:** (3 minutes limit)

Brad Birch: Discussed his contractor’s parking and his efforts to keep driveway clear.

McClary: Discussed mud around property.

McClary: Reported indoor controls to outdoor spigot broken. Birch offered to fix.

Cox: Pete Randazzo said city will wash Maumee and St. Clair tomorrow and board needs to send notice to move cars.

**MINUTES** of Oct. 15, 2019. Review. Motion to approve by Madigan. 4-0 approved.

**FINANCIAL REPORTS** of OCT. 1-31. Review. Discussion of placement of a lien and reminders about other late payments. Motion to approve by Madigan. 4-0 approved.

**OLD BUSINESS,** Gerlach reported

- Fall fix-up repairs by co-owners. Most have been completed or have notified board of completion dates.

- Small courtyard passageway current work, Grunwald-Cashero, $19,000.

- Collins-Figurski (494) more leaking at front window after Bruttell worked on that area 3-4 times and most recently repaired a fascia board, reset gutter, placed a gutter guard, caulked. Collins-Figurski are hiring their own contractor to recommend a fix. John Vercruysse .

Brad Birch discussed hiring a leak detection company from Madison Heights in his interior work. Gerlach suggested we could hire this company for 494 in case it is needed.

- Report on Mainline Plumbing work at Greene (520) and Abdella (522). Installed backflow inhibitor in each basement.

- Report on Phil Pitters basement exterior work at Swickard (502), paid by owner. Discussion is that State Contractors method paid through association is cheaper and adequate for most repairs.

- Tree work completed: Remove elm tree by 492, remove hemlock in large back courtyard, trim magnolia front south courtyard.

**UPDATES**

**- Gerlach** on DTE. What happened, what was fixed, what we are still working on.

A few items are in level 2 complaints, repair of steps in north front courtyard, several sections of sidewalk, railings. Planting grass seeds will be the condominium job in spring.

Cox suggested filing a claim for bushes to cover the new meters that are exposed.

Birch discussion on steam boilers. Decision to require annual inspections on boilers but not forced-air furnaces.

Smith suggested withholding $100 from Mainline to repair grass in driveway.

**- Cox** on curb and tuckpointing estimates. No estimates yet.

**NEW BUSINESS**

- HIRING ATTORNEY**.** Report by Gerlach. Recommend to hire Stacia A. Miller of Zelmanski, Danner & Fioritto

Motion to approve by Smith. 4-0 approved.

- 2020 BUDGET. Sabella and Gerlach presented and discussed. Motion to accept by Smith. 4-0 approved.

**ADJOURN. 8:21** p.m. Motion to adjourn by Madigan. 4-0

**NEXT MEETINGS**: Dec. 17, Jan. 21, Feb. 18, March 17, April 21, May 19, 7 p.m. Whiskey 6