MINUTES

SPECIAL MEETING OF THE ST. CLAIR TERRACES CONDOMINIUM ASSOCIATION

7 p.m. July 8, 2020, large back courtyard

Attending:

Board: Phil Gerlach, Betty Smith, Elaine Madigan, Kitty Swickard. Dale Cox, excused.

Southeastern Management: Tom Sabella

Co-owners: Judy Materna, Gary Bigwood, Jim Alle, Tina Pesek, Rosie Gerlach, Jim Morris, Pat McClary, Bob Felix, Judy Burton, Nancy Ziemski, Jay Riley

Gerlach reported on the Building Infrastructure Committee’s first findings, recommending immediate repair to structurally dangerous areas: Entry walls to large back courtyard, 3 sheds, finish entry walls in small back courtyard, 3 chimneys, 2-3 porches, tuckpointing, 1 bay window roof.

Bids of $82,000 have been secured for this work. To raise the amount, it was determined by the board to assess the co-owners for a median $2,800 per unit, due in 4 months. Tom Sabella’s office will send notices of the assessment. Amounts will be calculated based on square footage of the units, as are our monthly fees. Payment information will be sent to co-owners from Southeastern Management.

Gerlach said the Building Infrastructure Committee is continuing to study needs of the condominium and will have more recommendations including on the roof and driveway.

There was a Q&A period.

In executive committee, Betty Smith made a motion to levy an assessment of $2,800. Swickard seconded. Voting in favor were Smith, Swickard, Madigan, Gerlach. Cox was absent. 4-0, yes.