

St. Clair Terraces Condo Association

Meeting Minutes- February 19, 2019, 7pm

City of Grosse Pointe Municipal Building (Last Meeting at this Location)

Call to Order: 7:07 p.m.

Attendance: Betty Felix, Judy Burton, Kitty Swickard, Rosie Gerlach, Pat McClary, Dale Cox, Phil Gerlach, Judy Materna, Bob Felix

Open Forum

Boulders along drive: Judy Materna asked about boulders recommended to protect lawn on drive entry from St. Clair Street. Bob Felix reported that vehicles traveling on the drive are driving on the lawn and the boulders would set a barrier. He talked with Allemon's staff and learned that significantly sized "rock" would cost 26 cents a pound; 40 cents per delivered. It is estimated that the cost would be about \$100 per boulder. After some discussion, Dale Cox made a recommendation that the drive be widened with a curb; this approach accepted favorably and Dale will work with Board on the project.

Photographs of Property: Judy Materna also asked about the intent of photography of our property. Simply; while there is no obvious intent or anticipated, the Board has decided to take steps to document our property before and after the City of Grosse Pointe's project of demolition and rebuilding a trash facility and adjacent structures. The term eminent domain refers to government taking private property for public use. Federal law requires that in this case, compensation must be given to the original owner(s). A precaution, we will have photos to document the rear of our property as record. The Board is also arranging to have the property appraised. Finally, the Board continues to communicate with city officials and will do so throughout the project and share information with all owners/residents.

Parking in back drive: There was much discussion about the continued parking all day and overnight; a violation of the rules and regulations and annoyance and inconvenience to all owners/residents. Violators will receive or who have received notices will receive a penalty until the practice stops. A sticker will be applied to the windshield of all vehicles. Unit owners will receive an ID for each auto they listed on their owner's form to place in their car for short term parking to load or unload. Owners are responsible for notifying any contractor that services their private unit.

Please remember that the rear drive is access to garages, courtyards and rear entrances to units, a fire lane and access for emergency and property service vehicles including trash pickup and snow removal, etc. Parked cars block the drive for ease of use to get vehicles out of garages and passing in the drive. Parked cars also attract trespassers to walk through our private property and jeopardize safety and security. This inconvenience will get worse when we are also competing with the traffic for the demolition and construction.

Owner comment about board responsibilities – Kitty Swickard said she wanted to encourage board members and co-owners in light of the difficulties of imposing an assessment in 2018 and in raising the monthly fees in 2019. She said it is the principal duty of the board to raise money and spend money to keep the property in repair. They were elected to do just that. The funds being raised and spent are not by whimsy; they are recommended by the engineers we hired for a reserve study. The building may not have needed such attention at age 70, but there are many necessary repairs at age 90. It is human nature to complain about fees; it is the building's nature to keep needing repairs; if owners cannot accept the difficulty of this they do not need to serve on the board.

Report– Assessments and Reserves for 2018

The assessment was collected from 28 units and in communication with the two remaining. We also collected \$5500 in reserves from your monthly fees. This is in addition to our operational budget.

During the year, we took advantage of the season to complete a number of long-time needed work; yet not budgeted listed below.

We were scheduled to contract for tuckpointing as far as we could take it (and we will continue to address it, but made every effort (especially at the rear of the small and large courtyards to stabilize the walls) as well as all porches and additional work requested while contractors were on site.

Also not budgeted, we spent \$1500 on asphalt repairs and \$6600 on the catch basins for repair and jetting.

We removed and chipped a Mulberry tree; trimmed and thinned 3 additional trees along Maumee; trenched, removed and chipped a large elm (with Elm's disease and struck by lightning) in front of the courtyard on St. Clair. The other large elms on St. Clair were also trimmed. These all part of recommendation as part of our reserve study.

At the cost of \$1700 we replaced a concrete step at 500 and then replaced 4 steps (installed just the year prior) between 490 and 488 when the owner's foot broke through. For \$1,700 we replaced one concrete step at 500 and replaced 4 steps between 490 and 488.

The sign posts that identify our property were \$1200 not including the signs, additional direction signs or mirror installed.

Our Reserves: We did have to use some of the reserves to cover all of our expenses; but we have just requested that \$27,000 of our funds be moved from checking to roof and reserve funds by the end of February.

Replacing length of Gutter

We have had a number of emergency repairs to the roof, chimneys and gutters after reports of water leaking into units were reported – all not budgeted.

A recent reporting of leaks and water at 484 also needs repairs; we may have to replace (one piece) the front gutter on St. Clair from 492 to 502 and are waiting for a proposal.

What happens in 2019? Well we hold our breath that we continue this late, but tough winter without a service call; we have completed all and any work (including recommended by the reserves) for this year. We even took a big chunk off the “to do list” for trees. We finished reserve recommendations in 2018 for 2019.

We are investigating the cost to address the walls in the back courtyards that are pulling away and taking the flat roofs with them.

In the meantime, we will take steps to regulate use of water, our fastest increasing expense and are hopeful that with last year as a start we will have fewer emergencies that are often costly as they are unplanned.

Approved Previous Minutes: January 15, 2019 with correction; change Agenda to Minutes:

Betty motioned to move, Rose seconded.

Approved Financials: January 2019 with report on assessments, reserve for 2018:

Betty motioned to move, Judy seconded.

Chimneys: With project work interrupted, another contractor has been contacted; they will be using ladders to complete the few chimneys still needing work.

Roof work requested for Brian Collins – May need to replace entire gutter (one piece) along front for Swickard to Nancy Ziemski. Bruttell (work late in November included final gutter, tuckpointing, chimney and roof repairs) - also completed and not budgeted.

Updates:

Snow Removal - In response to some complaints about our contractor’s performance, Lucia Landscape’s owner has been very responsive and working with the Board to obtain all information regarding our property to meet our needs (and we have many). Remembering there is a noise ordinance in our City, for snow 2 inches or greater, they come early to clear the drive; sometimes depending on whether the snow is still falling and the intensity and length of the storm. They return sometimes later in the day sometimes at night to “shovel”. For all who may not be aware, the City clears our sidewalks on the Maumee and St. Clair perimeter. Commercial accounts pay more and get priority service, a practice throughout the industry. We are satisfied overall with their service and response under the conditions and multi needs of our property; with continued communication with the owner to work together and apologize for not being able to respond to individual preferences.

DPW Project

The City is already prepping to store equipment at the cell tower and behind CVS. As reported in the City’s newsletter and media, their DPW employees will park at these locations as well; the city’s administration and court employees will park at the church on Maumee where space

is being provided for court activities. The City's on-site parking will not be available and court guests will be using any available street parking.

The Board will continue to work with city officials for updates and will meet with Pete Randazzo to discuss trash pickup during and after the project since we will be completely replacing the back drive at that time and want to deter heavy trucks and vehicles. Dale Cox has volunteered to join us in our negotiations and the City welcomes our participation and will work with us.

By-laws

Board is completing their review of draft and will meet with recommended edits before making the draft available on our website for all owners to review.

Future Condo Meetings

Dates – Tuesdays at 7 p.m. at Whiskey Six on:

March 19

April 16

May 21

June 18 - Annual Meeting

Owner's Information Forms: Don't lose your vote; complete and submit your owner's form to Tom Sabella's office. Contact Southeastern Management for questions about owners Information Sheets: 313-640-1788. Everyone must return this information sheet.

Meeting adjourned 8:21 p.m.

Next Meeting

Tuesday March 19, 2019 at Whiskey Six on St. Clair in the Village at 7pm