

Versailles Condominiums HOA Meeting
May 4, 2011

Finances (John Napoli) – The Restoration Company has still not given us an invoice for the work completed as a result of the pipe bursting into the pool area.

We are having a difficult time getting many of our contractors to give us an invoice for work performed. Hopefully the timing of this will improve because we would like to pay our invoices in a timely manner and get this money flowing out the door so that we can account for all expenses.

Current Projects – Copied from Jeffrey's email sent out on 5/25/11

Status of the pool area: We'll have you swimming by this weekend. The pool boiler is being ramped up right now and the pool will be to temperature by Saturday. Please don't use it before then. Unless we see rain on Thursday or Friday, new carpet will be installed under the overhang on Saturday. The counter under the overhang should be completed by the end of next week. Please DO NOT use the counter until it has been tiled. It looks like there will be new pool furniture arriving sometime in June. Please make due with the furniture we have in the meantime. I will send out a reminder of rules to observe in the pool area later this week.

Laundry room leak and hole in the wall: I am aware of the washer that has been causing puddles in the laundry room. I thought we had it fixed, but obviously not. It should be resolved by the end of the week. If you experience the leak after that, please send me an email letting me know.

Laundry room etiquette: While on the subject of the laundry room, I am going to make some suggestions for etiquette that hopefully will help avoid conflict when the laundry room is at its busiest—like Sunday evenings. If you leave the laundry room with a load running, be back in time for the cycle to end to move your clothes. During the busy times, this is especially important. That said, if you need to use a washer and it is sitting there with wet clothes in it, I highly recommend making sure two criteria are met before removing someone else's laundry:

1. You have given that person a courtesy 5 minutes to show up.
2. There is an available dryer to put those clothes in. If the dryers are all full and running, it will simply create a bottleneck at the dryers to remove wet clothes and it has rubbed other residents wrong in the past.

Please take care to treat each other like neighbors.

Landscaping: Work should begin today to get the landscaping cleaned up. We switched landscapers this year and working out the details took a little longer than expected. The decision has been made to remove the sod in exchange for materials that will stand a better chance of surviving the wrath of the neighborhood dogs.

Dog poop bags: I'm sorry the dispenser was out for so long. It is installed now. We were changing systems to reduce the poop bag budget (yes, there is such a thing) by over 90% and

there were some technical issues getting the new dispenser in. Please let me know if the dispenser is out of bags, as I don't have a dog and might not notice immediately.

Ventilation: There is ventilation in your kitchen and your bathrooms that goes to the roof, where there are fans on top of each stack drawing air up. However, some of these fans don't seem to be operating correctly. While I have a service call scheduled, something to consider, even when the fans are working correctly is that not all of what you are venting makes it to the roof. Sometimes it stops at units above you and your neighbors get a whiff of your lifestyle. While this should not discourage you from using your kitchen or bathroom as designed, please bare in mind that it is unfair to your neighbors to send non-cooking related smoke up the vents. Please do not turn your kitchen vent on if you are smoking anything, recreationally or medicinally.

Cigarette butts: Although I addressed this to a certain extent a few weeks ago, it is not acceptable to throw cigarette butts out the window, even if you put them out first. It leaves our property looking trashy. If you are a smoker, please take pride in the appearance of the building and use an ashtray. Also, the ashtray in the parking garage is for people who were smoking in their cars, not for people to stand at and smoke to avoid the weather. It makes my office reek of smoke and hurts my feelings.

Storage areas: First, by the Rules and Regulations, renters are not permitted to have access to the storage areas in the basement. If you are an owner and are giving someone else permission to use your storage unit, please let me know. For both insurance reasons and to avoid storage issues, I need to know who has their stuff in which units. Also, your belongings may not be stacked higher than the structure of the storage unit. We just got dinged on a fire inspection for a couple of units that have their stuff too high. Please address that before I have to bring it up with you individually.

Building Wi-fi: While at the top of list results in the owner poll a few months back, the incident with the burst pipe and some technical issues have put us in a position where this is still not quite feasible. Despite ranking lower on the list the new pool furniture is due to additional wear caused by the flooding in the pool area in February.

Large item disposal: If you are moving out/or just have something that you think someone else might want, please DO NOT leave it by the dumpsters. Either post something on the bulletin board offering it up before you need to dispose of it, or just dispose of it properly. It creates additional work for me if you leave it out. Things do not magically take care of themselves.

Building cleanliness: If you make a mess, clean it up. Don't leave it for the cleaning staff. If you or your friend pukes in a stairwell, it is your responsibility to clean it up. This is a residential condo building, not a dorm. If I can find evidence of who leaves a mess, that person will have to be fined. If there is something preventing timely clean-up, contact me and we can figure something out.

Front door codes: There have been people who have shared their front door codes with friends. The fine for this is \$50. If you need an easy way to get your friends in, look yourself up in the call box and give your friends the 3 digit number that appears next to your name. If they dial

that, it will call your phone directly without you needing to explain how the box works. If you need to make arrangements for someone to have access, get in touch with me.

Other projects –

1. The small fan in the elevator has now been repaired so the air will circulate within the elevator cab now.
2. The garage door has also been repaired as it was going up and staying in the “up” position for an undesired timeframe.
3. Collection proceedings on our delinquent unit continue. No response from the unit owner. Consulting with legal to continue to try to resolve this issue.
4. Window-washing should be happening soon, Jeff to check contractor liability and worker’s compensation paperwork for contractor/OSHA requirements.
5. FHA approval for loans to get processed as FHA in this building – this is wrapping up and we should have approval by late June
6. Cooling tower – Jeffrey to get other bids on this. One bid came in at around \$30,000 but there has been some discussion about relocating the cooling tower into the parking lot with the pipes adjoining. Jeffrey also to check the zoning requirements for this relocation.
7. Alan Wilson sent a website link to Jeffrey and Mike regarding the pipes in the building and a new technique that involves draining the pipes, letting the pipes dry, and sandblasting the inside of them. An epoxy is then used to line the inside of the pipes so that the corrosion and brown water issues would be mitigated.
8. Updated painting of all common spaces will also be happening soon as well.