

Island Cove Condominium Association
“SPECIAL” BOARD MEETING
Tuesday, August 31, 2021, 4:30 p.m.
Via “Zoom”

MINUTES

Attendees: Carole Neubauer, President; Barb Park, Vice-President; Walter Stampley, Treasurer.
Absent: Pat Moore, Secretary.

Carole Neubauer called the meeting to order at 4:30 p.m. and announced that a quorum of Board members is present to hold the meeting.

Carole Neubauer stated that there are two items on the agenda: 1) Limited Proxy results and 2) Discussing 2 paint proposals and selecting one of the companies to paint the riverside of the 343 building, including the “dog houses” on the roof.

Limited Proxy Results. Carole Neubauer reminded the attendees that at a “Special” Board meeting held on August 17th the Board had voted to approve the proposal from ATP to install wireless interior sounding devices in Building 343 as mandated by the fire code for a total cost of \$58,502. The Board then authorized the distribution of Limited Proxies to seek unit owner approval to use \$8,800 from Dock reserves and \$20,646 from Parking Lot reserves to help cover the total cost of installing the wireless devices. Carole Neubauer mentioned that transferring \$26,424 from Deferred maintenance reserves and \$2,632 from Fire Safety to the operating account does not require unit owner approval. Using funds from 4 reserve accounts would cover the cost of the entire project and would not require a special assessment.

Carole Neubauer announced that Pat Moore verified the tally of the Limited Proxies. Carole Neubauer then reported that 32 Limited Proxies were submitted and that all 32 had voted in favor of moving \$8,800 from Dock reserves and \$20,646 from Parking Lot reserves or a total of \$29,446. A majority vote of at least 22 is required to “pass”, and therefore the vote in favor of using these reserves monies is unanimous. Carole Neubauer thanked the unit owners for handing in their Limited Proxies so quickly.

Carole Neubauer added that she signed a Contract with ATP and authorized the payment to ATP of 50% (\$29,250.98) as required by the Contract. ATP will order the equipment, will apply for the permit and will schedule the installation. Unit owners will be given adequate notice about the scheduling of the installation.

Paint Proposals. Carole Neubauer reported that she had submitted a Request for Proposal to two paint companies to paint the riverside of the 343 Building and the “dog houses” on the roof. The cost of this paint project will be completely covered by existing funds in Paint Reserves. Proposals were received from Anchor Painting and Atlantic Coast Painting. Atlantic Coast Painting, formerly Ace Pro Painting, was hired in 2013 to paint the center section, breezeways and north tower of the 343 building for \$27,500. They were the low bidder at the time, and we were pleased with their work. Carole Neubauer thanked Walter Stampley for his assistance in meeting with paint company personnel and reviewing the proposals.

Both companies would use a high-rise lift and use the same procedures and high-quality products. They would chemically treat and pressure wash the stucco surfaces to be painted, apply sealant, patch cracks, and paint the exposed stucco, downspouts, and three “dog houses” on the roof.

They would caulk 3 sides of screen enclosures, not including the screen to deck slab (floor) as it needs to be left open to drain. In addition, they will chemically treat and rinse the railings of the Tower 1 and Tower 2 stack that are covered with mold and mildew.

Anchor Painting has submitted a proposal for a total cost of \$13,845. Atlantic Coast Painting has submitted a proposal for a total cost of \$38,460.

A motion as made by Walt Stampley and seconded by Barb Park to award the contract to paint the riverside of the 343 Building to Anchor Painting for a total price of \$13,845. The motion passed unanimously. Carole Neubauer will notify Anchor Painting and Atlantic Coast Painting of the Board's decision.

Flo Bragdon (201B) asked why there's such a big difference in price between the two paint companies. Carole Neubauer responded that both companies would follow the same procedures, use high-quality products, and that there is no difference between the proposals. Carole added that the Board is very comfortable recommending Anchor Painting for the job.

Len Brown (305A) asked if the paint company would be spray painting or using a roller. Walt Stampley responded that they would be using a roller as the surfaces to be painted are not big enough for spray painting.

Betsy VanArsdall (107A) asked what measures would be taken to protect glass and screen enclosures. Carole Neubauer responded that the company would be using a pressure washer to clean the stucco surfaces, would be cleaning and rinsing, without pressure, railings that are mildewed, and that every effort will be taken to protect the glass and screen enclosures. Betsy also inquired about the warranty. Carole responded that we are selecting the option and paint product that carries a 10-year warranty vs. an 8-year warranty.

Carole Neubauer announced that the next regular Board meeting will be held on Tuesday, September 21, 2021, via "Zoom", at 4:30 p.m.

Carole Neubauer thanked the unit owners for their support.

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Pat Moore, Secretary

Approved on: _____