

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS FOR THE 3 CHISOLM STREET REGIME

A regular meeting of the Board of Directors of the 3 Chisolm Street Regime was held at 5:30 pm on Thursday, April 5, 2018 in Unit 302.

Present were board members Martin Morad, Richard Simons, Linda Hojnacki, Steven Bernard and Shawn Wallace. Also present for part of the meeting was Thomas E. Knisely

The Board met in regular session and the following matters were discussed:

1. The minutes of the board meeting held on January 17, 2018 were read and approved.
2. Mr. Knisely gave his Manager's Report and discussed the repairs that had been made since January, 2018.
3. The treasurer, Mr. Simons reported that through the first two months of 2018 our expenses exceed our income by approximately \$5,200. He further reported that the cost of the wall surrounding the landscaped area of the Gym Building would cost between \$7,000 and \$8,000. The final item on the treasurer's report was on the monthly dues arrearage of some of the homeowners. Mr. Simons reported that he expected all arrearage to be brought current soon.
4. Dr. Morad that he was working on a landscape plan with the Association's landscapers. He further reported that the pond and water features in the courtyard area were in the process of being repaired.
5. The board then discussed the need for further repairs to the roof gutters. Mr. Knisely reported that he had Holy City Gutters review the condition of the gutters and that he would look into the need for any further repairs.
6. The board next discussed the need to power wash the buildings. Mr. Simons got three bids to do the power washing. The bids varied widely. Mr. Simons stated that because of the historical nature of the Main Building the power washing of that building needed special care. Mr. Simons would seek references from all of the bidders and report back to the board at the next meeting. There was further discussion that the total job be broken down into parts and see how the power washing went either at the Gym Building or in the courtyard before awarding a total contract.
7. Dr. Morad then reported that he was working with some interior designers to devise a plan to refurbish the interior of the Main Building and the interior of the Gym Building.

Upon the motion of Mr. Bernard, seconded by Ms. Hojnaki and unanimously passed the meeting was adjourned.

Dated: April 5, 2018

Secretary