

Villa Towers Board of Directors Meeting
Monday, September 28, 2020
Meeting Minutes

Cathy Newman called the meeting to order at 4:04 p.m.

Roll call of Directors – Cathy Newman, Cathy Gill, Rob Saari, Jeff Foster, Maria Kaliniak

Notice of meeting – Confirmed posted in elevators and lobby on Sep 26th

Secretary Report (Cathy G) –

- Cathy G moved to accept the minutes of the Sep 19th BOD meeting minutes as previously emailed. Cathy N seconded. All in favor. Motion carried. Cathy G will post to the website.

Treasurer Report (Jeff F) –

- No report.

Old Business –

- Water Systems Proposals Review (Cathy N, Rob S) –
 - The control valves above the pumps need to be rebuilt and the jockey pump needs to be replaced. According to Mike Leach the system is the original (48 yrs. old). It has been rebuilt and repaired over the years.
 - Sullivan provided quotes for addressing our domestic pump issues, as follows:
 1. \$4,000 to rebuild the valves and replace the jockey pump, (allow 5 to 7 days), or
 2. \$23,000 to replace with a new, more efficient system, which includes a Variable Frequency Drive (VFD) completely replacing the need for valves and jockey pump. (Allow 3 to 4 weeks to order parts / 1 day to install.) Its efficiency could potentially bring our electrical bill down 30-40%.
 - Precision Air provided only one quote to replace:
 1. \$24,700 to replace with a new system, same design as quoted by Sullivan. In fact, Precision Air would purchase the system from Sullivan, then install.
 - Considerations: Rob S. will check if a permit is required (not included in the quote). If MasTec, the company who caused the main break, covers our direct repair cost of \$4000, we could use it to offset a new system. There is \$30,000 in reserve.
 - The Board plans to proceed with replacing the system but will table a vote until more information is gathered considering MasTec's liability and new issues, discussed next.
- Related Water Issues: Sand and debris (Cathy N, Rob S) –
 - Today another issue occurred due to sand and debris flowing and building up throughout our water system. Our plumber had to replace the mechanisms in the common bathrooms due to constant running. The sand is preventing toilets from sealing properly after flushing. This will continue as long as there is sand in the system. Unit owners are finding sand in their toilet tanks. The plumber suggested that the remedy is to flush the entire system of sand and debris.
 - It was unanimously felt that the flushing should occur as soon as possible to prevent further damage, and before we proceed with the new water system. This must be done by a plumber. Mike Leach pointed out that our water comes in through our fire system first so it will also have to be flushed.
 - We are also having issues with sand in our pool, more than we've ever seen, which was confirmed by Jason, our long-time pool service.
 - Next steps: Rob S will discuss this with MasTec in case they want to bring out their own plumber and to bring them up to date on all ensuing issues. He will also inform Sullivan of the issue and to see if they have a solution.
- Other Water Items:
 - Mike Leach recommended that the water pressure be adjusted to 130 and that the hot water heater be set at 110 degrees maximum. Rob S noted that it is currently at 160. Both will be adjusted. This should resolve the complaints of "knocking pipes."

- InterKleen (Cathy N) –
 - InterKleen provided a new contract as of Jan 1, 2021 for \$200/month. Maria K obtained a competitive quote, which came in at a higher rate for fewer hours of service. Therefore, we will continue with InterKleen.
- Beach Keeper (Cathy N) –
 - As the beach is covered in natural debris, Cathy N arranged for our beach cleaner to review and provide a quote for manual removal. Tractors are not yet permitted.
- Elevator proposal (Cathy N, Rob S) –
 - The Delaware Elevator contract was signed for \$33,835, which was approved at our Sep 19th BOD meeting. Delaware agreed to reduce our door/track repair quote by \$770, thus crediting us for the Jan 2021 free month from previous contract.

New Business –

- BBQ Grill – Barbara Hellmuth noted that the grill was left on at the lower valves.

Adjournment: At 5:07 p.m. Cathy G made a motion to adjourn the meeting. Seconded by Jeff F. All in favor. Meeting adjourned.