

Royal Arms HOA Board Meeting
August 27, 2018
RA Lobby

Meeting Called to Order 6:02 p.m.

Roll Call

Present: Nancy Hillig, Brad Goodenough, Ed Trompke

Others Present: Heather Clot, CAP; Justin

Absent: Pat Mainella; no owners present

Quorum present? Yes

Approval of Minutes

Nancy moved to approve minutes from August 15, 2018. Brad seconded. **MOTION APPROVED.**

Report of Officers

1. No Officer reports
2. No committee reports

OLD BUSINESS

1. Reserve study and implications: Justin Barnhart, Certa
 - a. Plumbing. This was removed from the 2015 reserve study as it is not usually accounted for in reserve studies. Although Justin estimated the cost may be \$35,000 supply and waste per unit to be re-piped and \$20,000 per unit to do the supply, the plumbing assessment will provide a more accurate scope and cost for the plumbing replacement if needed.
 - b. Tuck/point work. Reserve funding rating listed as POOR in reserve study.
 - c. Brick masonry. Water is getting behind the decorative brick work; has elastometric coating on it now. Reserve study lists this as three years out.
 - d. Roof. Last done in 2005. In reserve study, roof listed as five years out.
 - a. Roof drains need to be cleaned every quarter – has this been happening?
 - b. Does roof need more gutters?
 - c. Does roof need more downspouts?
 - d. Ecoroof – three to four times the cost of a regular roof.
 - e. Cost. Justin stated that the roof, brick masonry, and window approximate replacement cost is \$780,000.

ACTION ITEM: Check with ABI if the pipes are replaced would this lower our insurance?

ACTION ITEM: Get scope from Justin for tuck/point work. Get a list of vendors. Get hard bid.

ACTION ITEM: Get hard bid for the roof.

ACTION ITEM: Arrange and schedule to clean roof drains every quarter. Make sure this is adequate.

ACTION ITEM: Check if roof needs more gutters and/or downspouts.

ACTION ITEM: Plumbing assessment – reach out to I&E and Jeff O’Neill – email Justin for contact information.

2. Seismic upgrades.
 - a. Post and beam construction is still in good shape; how the tie-ins are constructed is unknown.
 - b. Seismic upgrades are minimal – possible structural steel tie-backs needed.
 - c. Cost of seismic review: \$30 per square foot. Total square footage is 30,500+ = \$915,000 which means that if the Association spends more than \$915,000 within a rolling two-year period, the Association may be forced to complete destructive testing which could be very costly.

ACTION ITEM: Get seismic information from Ed.

ACTION ITEM: Termination bar needs to be replaced before the rainy season. Get details from Justin.

3. Fire escapes. Two fire escapes, 18 balconies.
 - a. Galvanic reaction corroding iron
 - b. Southside is worse due to exposure
 - c. Concrete exacerbated the issues
 - d. Original balconies are 100 years old
 - e. Justin recently worked on a project in St. John’s that used aluminum pandeck and IPE hardwoods for deck surfaces to allow for patio furniture.
4. Reserve funding. 2019 Reserve contribution should be \$102,000.

5. Damage on 3rd floor.

ACTION ITEM: Bob will complete the work.

6. Fire escape bids. Four bids were discussed. Brad moved to move forward with the NJP bid with a maximum cost, open to negotiation. Nancy seconded. **MOTION APPROVED.**

ACTION ITEM: Resend November 2017 notice to owners with an email that provides information on the appeal and how it applies to balconies. Email should include structural as well as safety issues of balconies.

ACTION ITEM: Research decking materials – IPE wood. Is teak an acceptable deck material?

ACTION ITEM: Follow up with Justin - does the iron decking really need replacing?

ACTION ITEM: Cost of required gates added to fire escapes.

Nancy moved to adjourn, Brad seconded.

Meeting adjourned 7:46 p.m.