

MEETING MINUTES – June 29, 2022

- I. Call to Order – 6:31PM
- II. Minutes - Approval of meeting minutes from prior meeting – APPROVED
- III. Financial Report - Balance Sheet, Budget Comparison, Water GL & Universal Utilities Statement – DISCUSSED
- IV. Recent Sales Report – Active Pending & Sold in the last 30 days – DISCUSSED
 1. TONY BELIEVES UNIT 20 WILL BE CLOSING SOON, HAS BEEN HEARING A LOT FROM A VERY EXCITED BUYER.
 2. DEBBIE MENTIONED THAT SOMEONE NEW MOVED INTO UNIT 16 LAST WEEKEND. TONY DOESN'T HAVE ANY NEW RENTER INFO AND WILL INQUIRE.
- V. Votes by E-mail – NONE
- VI. Action Items List
 1. Are we mulching and what is the plan?
 - i. Mulch is included in part of the project that was approved with Grounds & Gardens.
- VII. Manager's Report
 1. Garage Flooding – Asphalt is higher than the cement causing water to pool in some garages on the east side. The trim on the outside needs to be repaired, but it's not causing the leak.
 - i. COUPLE WAYS TO ADDRESS: 1) INSTALL A FRENCH DRAIN, WILL BE EXPENSE, 2) HEAT THE ASPHALT UP AND THEN RE-PITCH IT SO IT SLOPES DOWN AND WATER FLOWS AWAY. TONY MENTIONED SECOND OPTION SOMETIME CAUSES WATER TO POOL IN OTHER SPOTS. CAROL S. MENTIONED THAT THERE IS WETNESS ON THE SOUTH END OF GARAGE BUT NO POOLING. POOLING APPEARS TO BE MORE ON NORTH END OF GARAGE. TONY WILL GET SOME BIDS FOR A FEW DIFFERENT OPTIONS TO RESOLVE.
 2. Carpet Cleaning Bids
 - i. Night Owl Express - \$468.72 - ALL 3 FLOORS PLUS ELEVATOR
 - ii. Ever Ready Carpet Cleaning - \$475 - ALL 3 FLOORS PLUS ELEVATOR
 - iii. TONY THINKS THERE MIGHT BE ANOTHER BID COMING
 - iv. TONY DOESN'T HAVE ANY RECOMMENDATION OF ONE OVER THE OTHER, WILL SEE WHICH OF ABOVE HAS SOONEST AVAILABILITY AND APPROVE.
 3. Top Caps Project – Materials on order – NO FURTHER QUESTIONS FROM THE BOARD ABOUT THIS PROJECT AT THIS TIME. WE WILL PAY FOR IT OUT OF SAVINGS AND DISCUSS FUNDING LATER ONCE WE KNOW IF IT RESOLVES THE ISSUE.
 4. Elevator Flooring Replacement Bid – Dane – DANE HAS CONCERNS ABOUT NOISE WITH LAMINATE AND ALSO DIRTINESS OVER THE WINTER. DANE PROPOSES CARPET, WOULD GET 4 CUTS WITH ORDER, SO 3 CHANGE-OUTS. DANE THINKS MATERIALS WERE ABOUT \$1300 3-4 YEARS AGO. BUT PER TONY WE WOULD STILL HAVE TO PAY OTIS TO SUPERVISE EACH CHANGE-OUT. TONY PROPOSED SEEING IF WE CAN JUST PUT A MAT

IN THERE ON THE LAMINATE THAT CAN BE CHANGED OUT BY OUR MAT COMPANY. DEBBIE MOVED TO PROCEED WITH LAMINATE WITH A MAT IF POSSIBLE, SECONDED BY CAROL S. – LAMINATE PASSED BY BOARD

5. Elevator Oil Change Bid – TONY GOT RANDOM EMAIL FROM OTIS THAT IT WAS TIME TO CHANGE OIL IN ELEVATOR. \$8,750, PLUS ANOTHER \$2,500/UNIT FOR THEM TO DISPOSE OF THE OIL. OTIS REP WASN'T SURE HOW MANY UNITS WE HAVE. EVERYTHING IN ELEVATOR IS PROPRIETARY TO OTIS, SO TO GET AWAY FROM THEM WE'D HAVE TO ESSENTIALLY REPLACE EVERYTHING IN ELEVATOR. TONY GOT CONFIRMATION FROM OTIS THAT IT IS A FIXED FEE, AMOUNT WON'T CHANGE. PER OTIS THEY BELIEVE THIS IS THE FIRST TIME THAT THIS WILL HAVE BEEN DONE IN OUR BUILDING BECAUSE THE ELEVATOR IS MORE THAN 10 YEARS OLD. THEY RECOMMEND IT EVERY 10 YEARS (BUT MAYBE THEY JUST DON'T HAVE GOOD RECORDS OF OUR BUILDING?). ELEVATOR WONT BE DOWN FOR MORE THAN 4 HOURS. OTIS CONFIRMED THAT ELEVATOR WILL CONTINUE TO RUN IF WE DON'T PROCEED WITH THIS, BUT IT IS RECOMMENDED BECAUSE OF PARTICLES, ETC. THAT ACCUMULATE IN OIL. ELEVATOR HYDRO TANK REPLACEMENT IS IN RESERVE STUDY, BUT THIS ISNT REPLACEMENT IT IS MAINTENANCE AND SO NOT IN RESERVE STUDY. TONY WOULDN'T RECOMMEND PAYING OTIS \$2,500 TO DISPOSE OF OIL, WOULD JUST HAVE A GENERAL CONTRACTOR TAKE IT TO A FACILITY. TONY IS GOING TO REACH OUT TO ANOTHER COMPANY AND SEE IF ANOTHER COMPANY CAN CHANGE OIL IN OTIS ELEVATOR.
6. Hot Water Tank Replacement – Prasad – PRASAD HAS BEEN HAVING DIFFICULTY WITH THORNTON & GROOMS AFTER HAVING FURNACE, AC AND WATER HEATER REPLACED. INSPECTION FOR WATER HEATER FAILED BECAUSE CURRENT CODE REQUIRES 36 INCHES IN FRONT OF ELECTRICAL PANEL. PRASAD WAS TOLD THE ONLY WAY HE CAN REPLACE WATER HEATER AND PASS INSPECTION IS TO INSTALL A TANKLESS HEATER. HE WANTED THE BUILDING TO HAVE A HEADS UP SINCE WE ALL HAVE SIMILAR UTILITY ROOMS. TONY WANTS PRASAD TO WRITE AN EMAIL TO TONY ONCE IT IS ALL RESOLVED AND TONY WILL FORWARD TO COMMUNITY IN A MEMO. TONY CAN ALSO PUT A NOTICE IN THE WELCOME PACKET SO NEW BUYERS KNOW ABOUT IT. TONY MENTIONS TO MAKE SURE YOU HAVE ORDINANCE AND LAW COVERAGE IN YOUR INSURANCE POLICY SO IN THE EVENT OF A CATASTROPHIC LOSS THEY WILL COVER MOVING WALLS, ETC. TO BRING EVERYTHING TO CODE.

VIII. Unfinished Business

1. CAROL E. MENTIONS THAT IVY IS DEAD AND CAN BE PULLED FROM WALL.

IX. New Business

1. CAROL E. MENTIONS THAT BIRDS ARE BUILDING NESTS IN VENTS OF UNIT 18 ABOVE HER. DEBBIE PUT A CAGE OVER HER EXHAUST VENT TO PREVENT BIRDS FROM GOING IN.
2. DANE WANTS TO REPLACE ONE OF HIS STATIONARY WINDOWS WITH ONE THAT OPENS OUT. BOARD AGREES IT WOULDN'T BE A PROBLEM, JUST NEED A MODIFICATION REQUEST ON FILE.
3. PRASAD HAD QUESTIONS ABOUT UNIT 18 BEING VACANT AND WHAT HAPPENS TO HIS RIGHT TO LEASE. TONY WILL EMAIL HIM AND INQUIRE IF HE'S GOING TO RE-LEASE OR SELL (AND MENTION BIRDS IN DRYER VENT).

4. CAROL S. REPORTED AN AC UNIT IS GOING BAD UP ON THE ROOF RIGHT ABOVE HER MASTER BEDROOM.
SHE WILL GO UP ONTO ROOF AND TAKE VIDEO AND DETERMINE WHICH UNIT IT IS, AND THEN TONY WILL REACH OUT TO OWNER.

X. Adjournment to Executive Session – 7:22PM

Metropolitan Lofts Condominium Association

Association Management, Inc.
47200 Van Dyke Ave.
Shelby Township, MI 48317
Phone: 586.739.6001 Fax: 586.739.6006
