

# 1977 Josephine Board Meeting

## June 6, 2016

Present: Keith McCarthy, Joe Lima, Esta Zettel, Doug Norlander, and Kevin Boudreau by conference call.

### **Old Business**

The Financial Report was reviewed and accepted. Keith gave an update on the status of the Summer projects. The parking lot asphalt repair will be June 8 and 9 as long as it is not disrupted by rain. The back stoop brick veneer application will occur between June 8 and the 21st. Tree pruning is set for June 21 and 22. The repair of the roof top walkway should start in September. We expect a bid on that project in early August. The landscape company did a good job with Spring Cleaning, however, weeds are growing in the front yard. Keith will call the landscape company and convey our concern about the weeds.

The By-Law revision will be a focus for the Board for the next meeting.

### **New Business**

The Construction Manager for the Alpha Phi sorority house to be built on the lot South of 1977 was unable to attend the meeting. He requested the Board submit questions/concerns to him by email. Keith was given a list of questions for the construction manager to address. We do know the building will be 3 stories, have 10 units, and 5 parking spaces.

Contract renewal for Capitol Hill Management was discussed. Management might take responsibility for the laundry room but will need to increase the monthly fee to do so. Without changing the contract to include the laundry room, a response by staff to a laundry room problem would be at the

"emergency" response rate. The contract will be reviewed by the Board.

Doug Norlander, the insurance agent for 1977 Josephine discussed and explained the existing insurance coverage. He will get a clarification from the underwriter as to the extent the insurance covers framing and drywall within a unit. He suggested a slight increase in the current coverage and a crime policy which would be added to the business policy section. Individual owners should carry a policy of about \$80.00 per square foot and should know exactly what their insurance will cover.