Call To Order 6:05PM 1/26/2026

Carol Second, Mark Third

Attendees:

- Eric Wrightman
- Meera Patel
- Carol Ekert
- Mark
- Chris Hove
- Jackson Firer
- Lindsay Capone
- Amanda

Owner Comments:

* Eric - Minutes, we didn't want people to leave things in the lobby - didn't go anywhere

Board Suggested Facebook Group

- Omalley Send out gentle reminder to not leave belongings in the lobby/package table
- If you do, please dispose of within 24 hours

Financials:

- Nothing New Add
- Completed and approved sent to all owners and put on Community website

New Business:

- Cold Warning - Jackson upped heat in some areas, concerned with some older places (storage units), opened doors
- Going to put weather stripping on on floor for storage unit - all were working
- Heater in 3rd stairwell - turned on, will turn off by end of week
- Door Closer - leading to garage from 2nd floor - not working very well - going to get worked on this week
- 2 Lights being replaced

Facade Report

* Carol - Report conceptualized solutions - spraying zinc spray to waterproof within report, BUT custom restorations sprayed prior - is there a warranty? is it failing? 3-4 years ago

1. End of Feb/March - to review 2/3/5-year plan
2. Get time on the schedule

Elevator Modernization

- Mark - *signed document*
- Express - Executing Modernization w oversight of Paul Rosenburg
- Estimated start date of end of August Early September

Open Forum

- Amanda - odd behavior noticed - outside of building & inside of building, on property - have been prop open garbage room doors and were in garage last week. Weird behavior.
- ASK: Do not prop doors open, security & weather reasoning

Rental

- 8 Rented - 10 Max Allowed

Adjournment - Called 6:29PM

Mark Second

Executive Session:

Call to Order 6:30PM

Mark Second

Owner Issues - Unknown Owner Issues

Open Forum

* Salt - inside from oversalting, if this continues to happen, let's talk about a step off mat (don't want carpets to become damaged)

* Add to Janitorial Task List - bring mats out and shake off excess salt if occurs

Adjournment - Called 6:39pm

Chris Second