

# Adair Board Meeting Minutes

August 5, 2024

Attending: Lou Locricchio, Brian Mitchell, Sandra Mendel, Dan Marshburn, Chris Casey

- I. Approve minutes of 2024-02-05 and 2024-04-07 Board meetings.
  - a. Minutes of the Q1 board meeting in February as well as the special meeting (discussing water leakages) were distributed electronically prior to this Board meeting for everyone's review.
    - i. Locricchio asked if the minutes were online yet. Casey said he needed to get the newest minutes online.
    - ii. Minutes Approved.
- II. YTD Financials
  - a. Mitchell will prepare updated financials. Board will evaluate with an eye towards 2025 budget requirements, esp. a potential dues increase.
- III. Water Leak @ 1308-1310 – Status Update
  - a. Casey asked Mitchell for an update on the water leak reported by new residents, Bobby & Brenda Potter at 1308.
    - i. Question is whether there's a water problem and who's responsible for it. Could be the visible water is just from the natural water table drainage.
    - ii. Mitchell says that the water bill has not increased, meaning that we're not buying extra water. This implies that there is not a supply-line leak.
    - iii. Lainie fixed two issues: leak at meter, as well as clean out/clog in sewer line. That's all done.
    - iv. The third issue may be rainwater or normal drainage, instead of a supply or sewer line leak.
    - v. ACTION: When available, Mitchell/Locricchio will drain and observe the meter boxes that fill with water to try and determine source. May also want to snake the corrugated discharge/landscape pipes to see if there's a collapse or blockage that could be holding water in improper places.
- IV. Guest Suite Water Damage and Repairs
  - a. Casey reported that recently, there was a water backup and overflow in their unit that flowed into the Guest Suite. There was damage to the ceiling, bedding and rug. Casey was out of town at the time, and Locricchio was able

to manage the repairs. Casey has fully reimbursed Locricchio for 100% of the repairs. Total cost of repairs was \$2,300.

- b. Further, Casey has purchased a new set of bed linens. Subsequently, it appears that the supplemental WIFI router was damaged. Casey has purchased a new unit and will install it. The original Adair WIFI is still active and not an issue. The supplemental WIFI was in place to push stronger signal to Concierge Apartment.
- c. The Rug — Locricchio said that the rug was soaked. Mendel originally donated it. Mendel said if it's still ok, then it should go back.

V. Concierge Lease Renewal

- a. Concierge lease needs to renew Sept 1.
- b. Current rent is \$890/month. Annika has said she wants to stay an additional year.
  - i. MOTION: Extend the contract for 1 year, no increase in rent.

APPROVED

VI. Tree on Potts/Adair property line

- a. Members of the Landscape Committee have been talking about the need to remove a leaning tree straddling the eastern property line between Potts and Adair driveway. The tree is clearly nearing the end of its life.
- b. There's a question of whether the tree would pose any threat to the Mansion or other property were it to split at top. Casey said that the tree appears to be leaning towards Ponce.
- c. Tyler (Boutte) has provided an estimate of \$5,400 to remove the tree. Potts has said that he would "participate" in the tree's removal. Presumably that means we each split the cost as the tree appears to be on the property line, without being all or majority on either side.
- d. ACTION:
  - i. Potts Tree: Do nothing right now. If the tree falls it isn't going to hit anything, and it will be easier to address once down.

VII. Fall Social – Options / Date

- a. October could be difficult — lots of planned travel.
- b. Saturday, November 16 –
  - i. Annual Meeting – 2:00 – 4:00
  - ii. Social – 6:00 to whenever

1. ACTION: CONFIRM AVAILABILITY WITH WALTON

VIII. Other Business

- a. Special Events -If a Unit Owner is hosting a special event/party, where there will be extra parking demands, please be respectful of others. Please ask your guests to park on Springdale.
    - i. ACTION: ADD THIS TO ANNUAL MEETING DISCUSSION AGENDA.
  - b. Parking on Driveways in general
    - i. ACTION: ADD THIS TO ANNUAL MEETING DISCUSSION AGENDA.
  - c. Windows on Property
    - i. The Mansion has a good number of windows that need to be replaced. Marshburn said they may have several as well. Mitchell said he needs windows as well.
    - ii. ACTION: Marshburn will give Locricchio the contact for his window guy to get a community quote. Some are individual, some are Common (e.g. at Concierge suite).
- IX. Next Board Meeting – Target Dates
- a. The Board will decide on a next Board meeting date as we get closer to the Annual meeting, once that date is confirmed.