

COUNCIL OF THE DEVON MINUTES

March 25, 2019

ATTENDANCE: J.Taylor, J. Ortner, S. Idstein, L. Crean, C. Johnson, L.Ini, C. Peronti

The meeting was called to order by Joan Taylor at 7:00 PM.

Joan called for approval of the January 28, 2019 minutes. Laura requested that the sentence on the bottom of page two of the January 28 minutes should be changed to read, " The Council decided that the resident will have to pay for whatever time is needed to break down the box and bring it to the dumpster", because the adjustments to the Rules and Regulations document have not been approved by the Council or our lawyer yet. The Council concurred; Sandy will amend the minutes to reflect change. Jerry then moved to approve the minutes and Laura seconded the motion; Lidia abstained because she was not at the last Council meeting. The motion was approved.

Manager's Reports:

Christina reported the Devon has \$35,164 in the operating bank account and \$886,743 in the reserve bank account.

Acceleration Letters: IPS has sent out two acceleration letters this month. The accounts are being pursued legally.

Late Lists: There are 11 late fees.

Committee Reports:

Building & Grounds:

Parking, Internal Systems, and Exterior Lighting: Jerry informed the Council that the Parking Committee is not going to pursue any course of action at this time concerning the parking situation, because the cost of expansion would be prohibitive. Jerry explained that 23 year old plans had been recovered, which describe different ways of increasing the parking lot to add 22-24 spaces. These plans included possibly using some of the landscaped property in the back of the Devon or building a two-tier garage on the 14th Street side of the building. As of 23 years ago, the estimated cost of the increase was \$600,000. Obviously, the cost today would be considerably higher. The Parking Committee, however, is currently conducting a survey of the cars registered at

Sandra Idstein
Secretary

the Devon. Residents are requested to bring in a copy of their car registration to Kathleen. The purpose of this survey is to officially learn the number of registered cars. Lidia requested that the notice be re-posted since few people remembered to actually register their cars again.

Charles noted that a pick up truck hit the sign in the Greenhill side parking lot. The sign needs to be fixed.

Grounds Committee: Christina stated that the landscaping company will be here to walk the property with Laura and her next week. Lidia stated that she thought we should not be paying for fall flowers since the summer flowers lasted into the fall, and the fall flowers died quickly. Christina said that she would check, but she thought the flowers were included in our general contract and did not cost extra. Laura suggested that we go with the recommendations of the landscaper since the residents and visitors have been very pleased with the way the grounds look. Lidia also noted that the cover is off the electrical plate in the front of the building.

Rules and Regulations Committee: Laura reported that the Rules and Regulations Committee's job is at an end, thanks to Charles. Once the committee document is ready, the Council will read, comment, approve, and then send the document to our lawyer.

Charles explained that all the major rules will be arranged as appendices for easy access and modification. Joan noted that this was a massive project and everyone who has been involved has been wonderful.

Finance Committee: The Budget Committee met earlier this month and worked on the budget. In addition, Jerry and Christina have been working together to ensure the report is ready to be distributed to owners in time for the Spring Forum in May. The Council will meet next Monday (April 1) to read over the budget. Council will call a special meeting to include residents later in April when the budget should be approved.

Old Business:

Access Card System: Christina reported IPS has contracted Johnson Controls to update the access card system. IPS is hoping to have the system in effect soon.

Fire Alarm System: Joan reported that a new fire system would be cost prohibitive: \$300,00 to \$500,00. Our present system is fully functional and safe -just loud.

Engineering Study: Christina explained that our internal engineering study needs to be updated. IPS has contacted Miller and Dodson, Associates. IPS has employed the firm before and found it to be more responsive than others. Joan said she did not want to use the previously employed engineering firm because the Devon's past relationship with them was difficult.

Devon Office Computer and Phone: The tech company IPS is working with has several proposals for Kathleen and Gary's computers. Dino will meet with Kathleen and Gary to discuss. IPS is also working on the phone system.

Interior Painting Project: The painting has been completed.Phase Two will include the floors that did not get painted this time.

New Business:

Hourly Rate for Maintenance--increase to \$40 per hour: Jerry's Finance Committee has recommended that the cost of maintenance services at the Devon be increased from \$20 per hour to \$40 per hour, which would make the fee \$10 per 15 minutes.The committee believes that we need to double the cost because there is no company that has such a low rate for maintenance.Joan asked if there is a possibility for a set fee schedule, so the cost isn't too great if one needed simply to have a light bulb changed. Laura said she thought we could carve out a set fee for special jobs. Lidia said that she would be comfortable with an increase of \$32 per hour (divisible by 4). Charles noted that older people need the service, and the Council needs to discuss this. Charles moved to table the discussion until the next meeting. Joan seconded the motion and it was approved and the topic was tabled.

Carts and Flat Bed Procedure: A procedure was distributed to the Council that about rules for use of carts and flatbeds. A discussion ensued. Charles stated that there is a need to have rules because people are leaving carts unattended in the elevators; this is dangerous. Lidia said that she believed the proposed fines were too high.There was discussion about the last paragraph in the proposal which addressed penalties for non-compliance. Jerry wanted to know who would be responsible for charging the people who violated the rule. Joan said that Kathleen and IPS have access to all the cameras in the building. Now that there are cameras in the trash rooms, it is easier to see people who are not following the rules. Right now, according to Joan, although there is a rule recommended procedure for people's not leaving carts in the elevator or

leaving them in their condos, this procedure is not enforceable, according to our lawyer. It was suggested that when the Rules and Regulations Committee is finished and the document is legally approved by both Council and our lawyer, we should revisit this proposal. Lidia proposed we table the discussion about both this topic and the trash room procedure until the Rules and Regulations Committee is finished. The motion was carried. In the meantime, Charles suggested that we post the current rules for the trash room, the carts, and the flatbed to remind residents of their responsibility.

Adjournment: Laura made a motion to adjourn the meeting and Charles seconded it. The vote was unanimous in favor of adjournment.