

LIBERTY SQUARE TOWNHOME ASSOCIATION, February 2022 BOARD MEETING
MINUTES

Wednesday, February 16, 2022, scheduled for 3:30 PM – 5:30 PM

In Person at Club house

I. Call to Order at 3:30pm

Board members present: Roberta (Bobbi) Dorry, Geoff Clarke, John Adams

Homeowners Present: James Klein, Mike Quigley

Dorman Management Representative: Not Present

Homeowner Forum:

Mike Quigley inquired on Jetting for Building 5034, board will review prior jetting work done in 2021/or contracts for jetting.

Homeowner Refund Request via email: Homeowner Account LSCA5030EC01 request for \$559.17 in legal and late fees to be waived. A motion was made by Bobbi Dorry and seconded by John Adams to waive late fees and interest only which total \$84.17. Motion carried 3-0.

Business:

Reconstruction Experts (RE) Preconstruction Estimate for services discussed-no motion to approve at this time, will revisit services with RE as the board gains more information on costs of repairs to buildings.

a. Mitchell's Landscaping Contract Renewal: A motion was made by Bobbi Dorry and seconded by John Adams to approve the Mitchell's Landscaping Contract Renewal for 2022-2023. Motion carried 3-0.

b. Sidewalk repairs- A motion was made by Bobbi Dorry and seconded by John Adams to approve the Bid from Flat and Fancy Concrete for \$3,400. Motion carried 3-0.c.

c. Trash contract review Waste Connections vs Infinite Disposal -Tabled until next meeting

d. Misc Building repairs- Reviewed estimated price for CM Robinsoin to make repairs to Building 5042, decision tabled and request for a second bid.

e. Mitchell's Landscaping drainage and finishing bids: A motion was made by Bobbi Dorry and seconded by John Adams to approve the Mitchell's Landscaping bid for \$5,884.25 to be completed in February/Early March and a second bid for \$2,268.35 (\$700 change order for this bid) to be completed in March/April weather permitting. Motion carried 3-0.

f. Boiler Insulation: A motion was made by Bobbi Dorry and seconded by Geoff Clarke to approve the Boiler Insulation Bid with Bonsai Building Services for \$7,047.00. Motion carried 3-0.

New Business

a. Karl P. Mertens, M.S., P.E, Structural Engineer with Knott Laboratory, LLC A motion was made by Bobbi Dorry and seconded by John Adams to approve the Karl Mertens PE to come onsite on 2/18/21 and look at various repairs and provide recommendation. Motion carried 3-0.

b. Gutter work for drainage : A motion was made by Bobbi Dorry and seconded by John Adams to approve the All Seasons Gutter Bids for \$741.00. Motion carried 3-0.

Executive Session at 4:25pm

Adjourned at 4:39pm

Next meeting-Tentative next meeting Wednesday March 9th at 3pm