

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION

Special Board Meeting May 23, 2020

1:30 PM, Via Conference Call

Directors Present:

Al Gilhuly Rafael Miranda Karen Eibner Gillian Pack

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 1:32 PM. Four of five directors were present, constituting a quorum.

Purpose of Meeting:

The purpose of this meeting was to discuss the updated proposal for siding and window replacement on the south wall of the 76 building including the option to replace all south windows and sliding glass doors with either top grade Milguard Tuscan windows and sliders or Ply Gem lower grade windows and sliders. Another option presented was the replacement of all LP T1-11 siding (underlying the Hardie Plank) with ½ inch CDX plywood instead of just repairing the LP T1-11 siding as needed. The two options increase the base price from \$40,700.00 plus the cost of only those windows with damaged flanges to about \$63,138.00 including all new windows, sliders and sheathing.

Directors present discussed the long-range benefits of replacing all of the windows and sliding glass doors now in terms of future savings in material and labor should any of the original windows and sliding glass doors fail due to age in the near future. Milguard Tuscan windows come with a lifetime guarantee whereas Ply Gem offers different guarantees depending on different factors. The Milguard windows have a better wind and rain resistance overall. Gillian noted the windows are different sizes for the lower and upper floors and asked if that difference in size was accounted for in the cost of replacing all windows on the south wall. Lee said she will check.

Directors discussed whether the plan to replace all of the LP T1-11 outright should be adopted now or deferred until the existing Hardie Plank is removed which would reveal how much LP siding is really bad. In a prior meeting, it had been decided to wait until the Hardie Plank had been removed before making the decision. Lee noted that waiting could create a small delay in having enough CDX plywood delivered to the job site if it is determined to be needed once the Hardie Plank has been removed. Gillian noted that the south wall on her unit showed a lot of damage once the Hardie Plank had been removed.

Rafael made a motion to approve the original siding and trim replacement proposal including the \$9500.00 allowance for damaged insulation and drywall, to approve the painting proposal and to approve the replacement of all windows and sliding doors with the Milguard Tuscan product, but to wait until the Hardie Plank was removed before deciding whether to replace all of the LP T1-11 with CDX plywood sheathing. The motion was seconded. Gillian reminded the board that the pricing of the windows should be verified and the motion was amended to say that any difference in pricing of less than or equal to \$500.00 due to different window sizes would be approved. A vote was taken, and the amended motion passed without opposition.

Rafael will sign the updated proposal and Lee will return it to Clearwater Construction with an explanation of the decisions.

Adjournment:

This meeting adjourned at 1:53 PM.

Lee Hardy
May 23, 2020