

BOARD MEETING NOTES FEBRUARY 28, 2020

From: Cindi Drew <drewcindi@yahoo.com>

Date: February 28, 2020 at 11:49:17 AM CST

To: Cindy Saia <csaia@latterblum.com>, timd3001@gmail.com, pwadams9@gmail.com, gyenari@ykmhconsulting.com, Chris Harrington Commodore <cah40@aol.com>, Jay Baudot <jaybaudot@gmail.com>

Cc: drewcindi@yahoo.com

Subject: Board meeting to discuss exterior paint proposals and other items

Hello Commodore Board:

Thanks for making the time to meet on parade Saturday to discuss the exterior paint proposals and other items. I'm sending you these notes for your input and approval.

In attendance: Cindi Drew, Gene Yenari, Phil Adams, Jay Baudot, Chris Harrington (for exterior paint discussion only).

Not in attendance: Cindy Saia (proxy w/Cindi Drew), Tim Daffin

Exterior Paint: 3 bids were reviewed: Certa Pro (25k), Rufino (118k), Dali (46k). All bids did not include replacement of the medallions and we will approach this as a separate endeavor (discussed below).

CertaPro: Though this lowest price point was attractive, we rejected this bid due to the newness and small size of the company and concern that post-work correction and coverage, if needed, might be problematic. The company does not have a track record with historic buildings of our size.

Rufino: We rejected this bid out of hand due to the exorbitant pricing.

Dali: This vendor is known to the Commodore having performed the exterior paint last in 2004 and the interior paint in 2017. Dali has a great deal of experience in the historic district and throughout New Orleans. Reliability factors are strong should we require any adjustments or corrections post work. For these reasons, the voting board members approve Dali as the selected vendor. Cindy and Tim: please provide your questions, concerns and/or approval.

Next steps: Jay will communicate with Dali and ascertain timing (probably September) and secure bid price. Attendees agreed to add \$5,000 to the project scope allowing for any unexpected repair or medallion work. Cindi will work with the Board to draft a communique to owners regarding a special assessment vote. It is noted that the HOA owners previously approved the paint project for 2019, however, the boiler replacement took precedence.

To refresh memories, the boiler project came in at 62,989 including management oversight fee. The paint project with Dali and management oversight will come in at ~56,100. So close to the boiler project in terms of 2/3 owner special assessment.

Cindy and Tim - please let me know if you have questions or concerns. All others, ditto in re: these minutes.

Finally, we'll all continue to contemplate approach for Medallions. David Bertrand attempted to remove a medallion using ladder from his viewing stand. The medallion would not budge so David took a pic and dimensions that he'll share. Phil's daughter is studying art at UNO and can possibly work with her team to reproduce. We'll continue to partner and explore.

Unit 15 Request (included below): After much discussion during the meeting and in the days following the meeting concerning precedence, esthetics and efficacy; Cindi D., Gene and Phil approve the plan as narrated below. Jay agrees. We weighed factors such as the stated health need, the location of the placement of the exterior tubing on the Fresh Market side which is largely out of view and the value to the Commodore of the owner vs. renter dynamic for this 2 unit residency making our positive (yes) determination.

Cindy S. and Tim: Please provide your agreement and or questions and concerns. All others, please amplify or clarify my notes as necessary.

Temporary rental discussion: Led by Gene Yenari, we briefly discussed the current appetite for owner driven temporary rental as a means to supply income to owners and a revenue stream for our Commodore reserve. It was noted that our bylaws prohibit this and that feeling in the owner community would be negative. Jay also reminded us that new NOLA law may also prohibit this. We'll endeavor to come up to speed on new law and table this particular item considering for general discussion in 2020 owner meeting. Positive byproduct: Has us thinking about new ideas for generating reserve revenue (i.e., Mardi Grad opportunities, etc).

Commodore Chase Bank Balances as of today:

Checking: 11,256.46

Savings: 57,876.98

Thanks for your patience in reading these long notes. Please do provide input and corrections as necessary.

Best,
Cindi

Proposal for Unit 15

We propose to install a Carrier 1.5-ton 2-Zone high wall ductless heat pump system. The outdoor unit will be located on the right side of the building, to the right of an existing ductless unit and between the adjacent first floor windows. The outdoor unit will be placed on 4ea 8"x8"x8" cinder blocks with vibration pads under the unit feet. The refrigerant lines, drain line and electrical will be concealed in a plastic line set cover and attached to the wall with concealed fasteners. A disconnect with 20amp circuit breaker will be mounted on the wall adjacent to the outdoor unit. The condensate drain will terminate at the gutter downspout. The bedroom PTAC unit will be removed and casing to remain. The refrigerant tubing, electrical and drain will run through the opening and into the closet. A sheet of plywood will be installed at the window line to seal PTAC case opening. The bedroom high wall will be mounted over the closet door frame. The tubing will exit closet and run across the wall above the bedroom door to the

living room high wall unit. The living room high wall unit will be mounted in line with the bedroom wall tubing is mounted along.