

ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION

ADJOURNED REGULAR BOARD MEETING

FROM March 21st, 2024

TO MARCH 28th, 2024 at 4:00PM

In SOCIAL ROOM of 7100

And on ZOOM

MEETING MINUTES

1. Call to Order

Meeting was called to order at 4:02PM

2. Roll Call

Board Members present were:

Ronald Adam, Margaret Andrade, André Charlebois, George Crawford, Gervais Deschênes, Jacinthe Lejeune, Carmen Oprescu and Viviane Schofield.

Also present: Mr. Jeff Olson, our CAM with CCM

3. NEW BUSINESS

Viviane Schofield invited Jeff Olson of CCM to introduce himself to the membership.

Viviane Schofield: she summarized the object of the Meeting; the Board must award the contract for re-roofing building 7200. Gervais Deschênes had called for bids, then he compared the bids with the help of Quest Engineers.

Gervais Deschênes: he inquired and met a few Roofing Contractors. He said that after meeting and discussing with our engineers and with Jeff, he felt that our best choice was Paletz Roofing whose experience is around 20 years in this business.

So, Gervais Deschênes recommends awarding the re-roofing contract for building 7200 to Paletz Roofing, conditional to further negotiations.

MOTION:

. To APPROVE the CONDITIONAL choice of Paletz Roofing for the re-roofing of building 7200;

. To AUTHORIZE the President, the VP Buildings and our CAM to negotiate the contract; and

. To AUTHORIZE the President to sign the negotiated contract, in adherence with the presentation at the Board Meeting, and with the following contingencies:

. The Condensers on the roof and the Disconnects cannot be raised without prior Board approval;

. Walkpads to be installed;

. ETC...

Moved by Gervais Deschênes and seconded by Viviane Schofield.

The Motion passed unanimously.

ADDITIONAL NOTES:

- The roof will be almost impossible to puncture by screws that AC Contractors often drop on the roof;
- Felix Ortis will be asked to check before contractor leaves. *Walkpads* are kind of a boardwalk for contractors to use.
- Owners must inform the Association when an AC contractor must go on the roof through a Renovation Form found on our website;
- Only properly and validly insured contractors are authorized to work on the roof.
- Contractors' Certificate of Insurance is only valid for one year.
- Yes, Association lawyers will be involved in the negotiations.

4. INFORMATION and discussions with owners

RECYCLING and WASTE:

The Board checked with City of Lauderhill & with Waste Management:

- We are not limited in the number of recycling bins used. By using a greater number of recycling bins, we will reduce the amount of waste (garbage) thrown out;
- We are charged for the number of Waste bins and for the number of days required for garbage pick up
- If the recycling is done correctly, and we use the greatest number of recycling bins possible, this may help reduce our need for Garbage pick ups, and thereby reduce our costs;
- A suggestion was made to use international pictograms to transmit the information on what can be recycled, and what cannot be recycled;
 - Tim Ahlborg will speak to our Recycling Committee members.
- The Social Committee can request Felix Ortis bring Recycling bins before or during Social Committee activities.

5. ADJOURNMENT

It was moved by Gervais Deschênes and seconded by Carmen Oprescu to *ADJOURN the meeting.*

Motion passed unanimously.

Respectfully submitted,

Ronald Adam, Secretary