

HARBORPLACE TOWER HOMEOWNERS ASSN.

FINANCE AND PROJECTS COMMITTEE MEETING BIKE ROOM SUBCOMMITTEE JANUARY 20, 2010, PROMENADE LEVEL

MINUTES

5:00 p.m. – Bike Room Subcommittee

Attending: Tom Setterlund, Rob Damico, Jim Witherow, Stewart Sexton, Guy Zebert, Sandy Rendell, Lisa Frasquillo

1. The problem is that there is not enough space in the current bicycle room and bikes are being stored in residential parking spaces and in private units.
2. The goals are
 - a. to increase space to “park” (not store) bikes and
 - b. to reduce number of bikes being “stored” (and not used)
 - c. to make the bike room useable for true bike riders and
 - d. to enforce rules against putting bikes in residential parking spaces and in private units.
3. Recommended plan of action:
 - a. Charge residents \$60 per year to “park” a bike in current Bike Room. This would be a per bike charge so, for instance, if one unit parked two bikes, the charge would be \$120 per year. This charge is nonrefundable.
 - b. Revise the Rules and Regulations to reflect this “parking” fee. Notify residents of intent to change Rules and Regulations, allow 30 days for comment, and then Board would vote on change.
 - c. Enforce rules against parking bikes in residential parking spaces and in private units. Determine amount of fine and notify residents.
 - d. Improve current bike room by converting to vertical storage racks (per Guy Zebert’s plan). Cost to be recovered from parking fees.
 - e. Assign a specific rack to resident and limit number of bikes in bike room to 96
 - f. Time line: new measures to become effective July 1.

Finance and Project Committee

Attending: Tom Setterlund, Rob Damico, Phil Wendt, Stewart Sexton, Guy Zebert, Sandy Rendell, Lisa Frasquillo

1. Review of Monthly Financials – George will be making motion at Board meeting to write off debt to 2009 Reserve Fund effective 12-31-09.
2. Review of Reserve projects
 - a. 0203 – drop for exterior maintenance waterproofing – Ocean Entrance glass and wall – ON HOLD
 - b. 0203 – drop for exterior maintenance waterproofing – solarium and window for Unit 2304 – ON HOLD
 - c. 0426 – sump pump controller 3 & 4 – RECOMMEND APPROVE MULTI TECH BID
 - d. 0459 – replace rusting external fire sprinklers – ON HOLD

- e. 0604 – replace flooring in trash rooms, freight elevator lobbies, and Security desk back room – RECOMMEND SCHUSTERICK BID
 - f. 0607 – repair marble column and wall joints on promenade level – RECOMMEND SCHUSTERICK BID
 - g. 0607 – repair marble floors at Seaside Entrance (promenade level) – Need to decide method before proposals can be requested – ON HOLD
 - h. 0703 – check and repair pool deck caulking – RECOMMEND SUNLAND BID
 - i. 0802 – replace wrought iron pool fencing – RECOMMEND ORANGE COAST BID
 - j. 0905 – upgrade office phone system – RECOMMEND PRO LOCK BID
 - k. 1006 – new davit for roof – RECOMMEND SKY RIDER BID
 - l. 1009 – drain clean out maintenance RECOMMEND J & D PLUMBING BID
3. Promenade Reconstruction Project -
- a. Discussed pros and cons of green area . No recommendation except that Board should make this decision soon so as to provide direction to Savel.
 - b. Discussed whether project should be done in phases or all at once. Strong support from majority of group that it be done all at once (depending, of course, on projected cost).
 - c. Need to set up next meeting with Savel – possibly first week in February.
4. Next meeting will be February 17 beginning at 5:00 p.m. with Bike Room Subcommittee and then Finance and Projects Committee Meeting.