

ROOKWOOD GARDENS MEETING OF THE BOARD 11/26/2013

Attendance: Mark O'Brien, Janet O'Brien, Gary Fisher, David Galloway, David Walker, Marianne Honquest, Gary Fisher, Alice Hancko

Stairs

David G reports on issues related to galvanized treads vs. using aluminum grated treads and landings – The extra thickness of the aluminum option would affect the configuration of the risers – would require some finessing to create even stepping pattern.

Per galvanized steel with holes, the holes would be small enough for drainage but would not prevent snow accumulation.

Best option is probably aluminum but may be an upcharge for customization on the stringer.

Agree to provide \$7,500 to Dan to fabricate both options.

Mark talk to Dan Ruzic - ask for specific proposal and indicate urgency –Mark and David will work with Dan to discuss specific installation

Boiler

Last contractor suggests we need to replace vacuum pump – could do a repair for \$5,000 but that would only extend the service of the furnace for a few years. Estimate to replace - \$17-18,000.

Suggest getting another bid – board agrees. Alice will check with Stoker. Mark will check with a company recommended by Berl.

Roof

Repairs to take place first week in December.

Annual Meeting Preparation

Review of presentation (bulk of the meeting spent on reviewing slides - residents will have access to full presentation following annual meeting)

David W. will send final budget to Alice for presentation at Annual Meeting

New Business:

David G suggests exploring landscape lights for the front courtyard

Alice assures that there will be wreaths again hung at all entrances for the holiday season