

## ROOKWOOD GARDENS MEETING OF THE BOARD 6/24/2014

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

### Stair Status

Dan Ruzic is getting additional documentation from the structural engineer – taking a while to do that- prefer to have before we go for permit but if it will take too long we will go to permit without it.

Documents have been prepared for the Preservation Committee – hope to appear at their July meeting.

Related to stairs, the channel for stairway #6 serving 724 has a crack in the concrete beam at the first landing. That will need to be repaired as part of the stair work

Furthermore the slab between 718 and 720 is cracked and settled to the sanitary manhole - rainwater is going in there and washing out sand from underneath drive

Alice will contact plumber to take care of this

### Windows

Window repairs ahead of schedule – may be done by end of July.

Expect same commitment for next summer.

Would like to make visible windows in 734 a priority since broken panes speak poorly for the building.

### Concrete repairs

Alice to find concrete contractor.

David G suggests that as long as we have a lift we should take the opportunity to look at the 2<sup>nd</sup> and third floor lentils and do an evaluation of sills – would pay by the hour for this service.

David and Jason walked the building and a lot of AC are flush mounted and condense drains are draining into the masonry and washing out mortar and creating cracks – ideally all AC units should have a sleeve so it drains correctly.

David G will contact ABT to see if we can get a discount for group order that would provide a more uniform appearance – should get ABT out for an inspection and then pricing.

Cagan will create a flyer notifying residents that we are planning a special AC purchase with ABT and if interested to contact David G.

### Boiler

Boiler trap cleaning complete and other repairs made so the boiler should be working much better next winter – need to replace mesh over vent facing the alley closest to the street.

### Carpets:

Berl to conduct carpet cleaning. 734 carpets are particularly bad due to rust from back stairs. Hopefully the stains will come out. Should have mats made at back stairs on 2<sup>nd</sup> and 3<sup>rd</sup> floor of 734.

### Garden:

Mark to get quote for spring on the garden gate and to have a gate installed on the Sherman fence by the alley.

Need to hire a person who can help Qifang in the garden, particularly during the spring and fall. Contact Salenas to see if they have a person who could serve in that capacity.

Other garden improvements – need to replace wood timbers – Salenas is getting an estimate.

Would like to replace timbers in center diamond areas of main garden with stone. Will get an estimate from Salenas.

#### Decorating:

Quote for redecorating 724 entrance and stairway - \$6K. Would consider asking Perl to do some touchup of other common areas as long as the decorators are here.

Ask Kathleen and Lisa to steer the redecorating of 724.

#### Workshop

David W suggests that we consider establishing a shared workshop in the basement where we already have a workbench. Motion to purchase a drill press that can initially be used to create a barrier fence along Noyes. Motion passes to purchase drill press.

#### Carpentry:

Mark received an estimate of \$2,700 – not such a great bid.

David G has another lead on a carpenter who might be able to do the job and will check with him.

Also some minor garage repairs – Lilliana's garage and Steve Bates garage need to be repaired.

Create a soffit in front of the 734 entry to cover the service pipe to make that area look like it is part of the lobby – David G will get an estimate on that.

#### 734 Basement:

Time to clean out 734 basement. Mark will send notice to 734 that basement will be cleared on a specified date and will arrange for special pick-up (coordinate with Berl)

#### New Business

Kathleen and David visited the roof garden at McCormick Place.

What has changed is growing material is lighter.

They say their half acre garden generates an income is \$75,000.

Would like to consider this for the Rookwood once we have the new roof.

Would most likely need to incorporate a bee colony.

Once new roof is scheduled, will take up concept of roof garden with full membership.

