

EAST BLUFF BOARD MEETING MINUTES 7/24/2024

6:00 pm

309 East Bluff (maintenance building)

Attendance - Dennis, Mitch, Keanu, Lyndsey, Jared (Superior)

1. Meeting - review and post minutes by 7/30/24. Minutes approved.
2. Homeowner concerns
 - a. Homeowner 1 thinks we should hire another worker to help Oscar. Wants Oscar to have a schedule. Wants the parking sign in 500s fixed or taken down. Thinks priorities of maintenance are off with not completing tasks. Parking lots need to be cleaned from siding debris. Complained 441 has sidewalk crack that needs to be fixed. What's the plan if Oscar is on vacation?
 - b. Homeowner 2 said trash bins need to be taken back to units, including bins that do not have numbers on them. 500s parking lot has owner (Nikki Sanders) using spaces that are not theirs (#2 and 5). Newsletters are not posted on the bulletin boards. Why did Superior not take care of catching Oscar up as promised in previous meeting.
 - c. Jared (Superior) voiced agreement that we are working on priorities. Said the workers that were brought in to help Oscar quit after being harassed by Sandy. Said John was being harassed about Sandy and Linda on the phone regarding his accent. Sandy agreed to only address issues with Jared and stop addressing issues with issues with employees. Newsletters were not there so we could display building permits. The board had to ask Sandy to stop describing people by their perceived ethnicity.
3. Report of officers - No reports
4. Jared Updates
 - A. Sandy has repeatedly stopped workers, including an electrician from working and being able to complete their work. Sandy was making derogatory statements about Nancy.
 - B. Sent email to owners about how to keep water from coming in the building. Multiple units have had problems despite where the siding project stands.
 - C. Property Lights - Ordering lights to change 6 by 400s and one on Northport. Lighting is a security issue. Should be replaced by 1st or 2nd week of August. Superior is researching alternatives to Island lights. Island lights cannot easily be replaced because we do not know where the electrical problems are located under the parking lot concrete. Recommends lighting study to solve lighting problems around property. Board asked to focus on parameter lights and then judging where to place lights as needed.
 - D. Window well maintenance, repairs, or replacements - it is the responsibility of the association to fix wells (bringing wells closer to the building as needed, extending existing wells higher, replacing wells as needed). Jared is going to check on the water problem complaints and determine if window well repairs need to be made.
 - E. It is the responsibility of the owner to replace/fix all windows, including the basement window, and pull weeds in window wells.
 - F. Vendor Limitations - Be on top of making sure people have structural modification forms and/or fining homeowners for damage to building exteriors done by contractors. We cannot limit contractors allowed to work at East Bluff.

- G. Cap rental units at 25%. Require owners to send in rental form each time they have a new tenant for a \$150 fee and \$100 penalty per day after seven days of signing a lease.
- H. Board approved for Dennis's landscaping business to mow the lawn on 7/25 (while Oscar is on vacation) for \$300. He will not mow in the yards.
- I. Dead ash on property line cannot be removed till the tree company is available. Superior is looking into getting our stumps ground or renting a machine for one of their employees to do it.
- J. Suggestion was made to have virtual board meetings.