

M50 Buildings and Facilities Committee Minutes
Friday, March 10, 2023, at 10:00 AM via Zoom

1) Call to Order and Roll Call of Members – Rich Johnstone

Committee Members Present: Doug Bettencourt, Rich Johnstone, and Mark Strovink
(recused for any discussion on Roeper alteration request)

Committee Members Absent: Barry Grossberg

MOD Representative Present: Clayton Clark

2) There were no minutes for the meeting on February 3, 2023.

3) Old Business

3A - Update on roof tune-ups

- a) The 2023 Scope of Work (SOW) prepared by Russell Ogawa was reviewed by James Hogue (M50 roofing consultant) and he converted it to his format. The only significant change was to specify the use of 26-gauge underlayment rather than 28-gauge underlayment; 26-gauge is thicker. Clayton will forward Mr. Hogue's draft to committee members.
- b) The SOW includes opening the roof valleys and chimney sidewall flashings. These changes, which are intended to improve water drainage and reduce leaks, are likely to be more expensive than other scope items.
- c) The bid form to be sent to contractors will request separate pricing for different scope items, such as opening valleys. The bids will be sent to at least 3 roofing contractors in April, followed by contractor visits to get a close look at the roofs.
- d) Certain roof problems may be discovered during the tune-ups and require change orders to correct them at an additional cost.
- e) Clayton recommends that we complete tune-ups on two buildings and assess the extent of change order costs before proceeding with the other buildings.

3B - Update on replacement of exterior lighting with LED fixtures

- a) 3 contractors have submitted bids to replace the 365 external light fixtures.
- b) Clayton will discuss the project in detail with the low bidder to ensure they have a good understanding of the project and to request an updated bid if needed.
- c) The committee expects to make a contractor and cost recommendation to the Board in April.

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3C – Status of condo smoke detectors and exterior alarms

- a) The Holmes Group has submitted a draft report of their assessment of M50 AC-powered smoke detectors and exterior buzzers, including their M50 site visit on January 19. The committee has reviewed this report and will meet with the Holmes representative to ask questions and request report changes if needed.
- b) After the committee has received and reviewed the final report, the Holmes Group recommendations, along with legal advice previously provided by the M50 attorney, will be discussed at a Board meeting.
- c) After this review and discussion, Mark recommends that the Board prepare and distribute to M50 owners an explanation of M50 and owner responsibilities regarding the maintenance and replacement of AC-powered smoke detectors and exterior buzzers.
- d) Clayton confirmed that sprinkler alarm bells are tested during annual sprinkler inspections.

4) New Business:

4A – Alteration request by Herbert and Anna Maria Roeper (5401 #2B) involving hard-surface flooring in their upper-level unit.

- a) No joint recommendations have yet been made by the owners of the upper-level and lower-level units on how to proceed with this project.

5) Announcements:

- a) The next meeting will be on Friday, April 7, beginning at 10 am via Zoom.

6) Adjournment