

MUTUAL 59  
Maintenance Meeting Minutes  
June 9, 2020 @ 1:30PM  
Zoom Meeting

Attendance: Belfiore, Vigil, Rice, Lee, Rick West

**Residents's Forum:** John Tienken, Cresa Bent

- John Tienken (5920 building) had several questions regarding the pool project: when reopen? Due to late opening will pool close later in fall?
- Cresa Bent had several questions about M59 plumber policy and fees paid by residents to MOD: the policy is that due to a complicated piping in water heaters it is necessary for MOD to send someone with experience to work with outside plumber to open and close the pipes...if problem is within the manor.

**Maintenance Items:**

1. Pool update
  - a. Plastering to begin on 6/24; hand rails installed; .approval by WC and CC Health depts necessary
  - b. Opening goals of 7/4 but too many hurdles like inspections to overcome
  - c. Covid 19 update...strict guidelines to adhere to such as an attendant needs to be hired to wipe down furniture constantly along with a bathroom attendant
  - d. Above problem will be given to pool committee to discuss/solve.
2. Balcony Update
  - a. 2 bids have been received for balcony inspections; one more in process.
  - b. Sent to Helsing Group to create a fund for these necessary inspections.
  - c. FWC and FIC bids outlined by Rick; he feels that M59 should not prolong the process. The bidding firms will hold their bid prices only until 2021; beyond that date there will most likely be incremental fee increases.
  - d. Would like to determine a definite start date. Vote needs to be taken during a regular board meeting; executive session to discuss contract numbers.(7/14)
3. Landscaping Plan
  - a. Phil reported on 2 phases of 2020 plan: (1) identification of failing plants, replacement in May-Oct timeline and, (2) plant replacement in fall with new trees in needed areas. Also, "useless" lawns to be removed and effective drought resistant plantings to replace
  - b. M59 MOD free days(4) are the week beginning 6/22
4. Sewer Pipes clean out...
  - a. Awaiting end to SIP
5. Breezeway Re-coatings
  - a. Delayed..lobbies cannot be used for 48 hours.
  - b. Discussion followed regarding a resident who needs dialysis three times per week and how lobby shutdown affects him.

- c. It was suggested to look at a weekend recoating and how much of a price increase is involved.
- 6. Insurance
  - a. Email blast to go out to all residents; discussion revolved around assessment versus coupon increase.
  - b. Suggestion to seek numbers from another insurance company besides Gallagher
- 7. Miscellaneous
  - a. Elevator work complete—(backup generator)
  - b. Window washing—In by-laws or policies--\$7000 line item; not yet scheduled
  - c. Zoom meeting to be set up with M59 and M61 pool committees; purpose is to nail down an agreement about shared costs.

Meeting adjourned at 3:20pm by Phil Dowling.

Myra Belfiore  
Secretary