

# Notes From The Owners' Group Meeting on Jan. 9, 2023 at 7pm

**Short Summary:** There were about 50 in attendance, the most we have seen in some time. Topics discussed were the need for candidates for the upcoming election, restaurant issues, how funds should be allocated, COA and Restaurant Boards, waste, volunteers, and a few others. Discussion was lively up to our closing time of 8:30PM

- **Election/Restaurant:** We started by asking if any wished to run for the board. Erik Senko, responded with "I would consider it. But I'm against spending \$1m a year on the restaurant." He got some support for his running, and this evolved into a discussion with various opinions ranging from "close the restaurant" to "we must have a restaurant whatever the cost". There was a suggestion that perhaps FantaSea Yachts, might be interested in running our restaurant, or in using our restaurant to provide food for their needs. KC Mancebo indicated that the owner of Fantasea has already been approached.

Other Restaurant Suggestions:

- a. Having the bar open as a place for communities to form is highly desirable.
- b. If **good** coffee were available at the Café, it would be more popular as a gathering place. It is strongly suggested, not only by the attendees, but also by many of the Café's regular customers, that the purchase of a good espresso/cappuccino/coffee machine with better quality coffee would be a worthwhile, and inexpensive way, to bring in more (and keep) business,

Our plea for attendees to suggest candidates to run for the board, and to check with people they know to see if they can they can identify others to run for the board, apparently fell on deaf ears.

- **Fund Allocation:** We asked, what is the proper balance of the following?
  - a. Keeping dues as low as possible.
  - b. Making cosmetic changes to make the property look better, increasing property values.
  - c. Taking care of more serious issues due to aging infrastructure.
  - d. Increasing reserves which may help in getting loans so other issues can be addressed. (Note by Fred: Jack Fishman has told me that though an increase here is highly desirable, it really will not have much effect on getting loans.)

There was support for all of these. Concern about future increases, but surprisingly item c seemed to get the most attention. Damage from failures, continuing maintenance costs, lawsuits stemming from lack of attention to work that should be done, and inflation making it more expensive to do the work later.

Some were concerned with water on the roofs from the current storm, while others felt that this should not be a problem. The non operational elevators are an increasing concern for the safety of elderly residents.

- **Volunteers:** A common theme in our meetings is that people want to help, but cannot find how, or feel rebuffed.

Nadine Minnus would love to prepare a spreadsheet that shows the LIFE SPAN of all repairs/replacements. For example, repairs done for elevators, once repaired the next date for possible repairs, etc., financial planning for future repairs, etc.

Betsy Starman has offered to make a study of waste management and prepare a spreadsheet on it if the board shows interest. She is a contractor.

- **Waste and others:** People feel that there is too much waste of electricity. Examples were given of lights on unnecessarily, many, even during the daytime. Timer switches that can respond to a phone app were suggested.
- A question about Ricardo Cestero from Greenburg Glusker concerning allocations with Essex. How much was he paid and what did he do for us?

Would a 7 member COA board lighten the load on the board and thus make it easier to get people to run for the board? It was felt that it is hard enough to get 5 to run. Also suggested was electing the restaurant board, or at least having more non members, and fewer board members to lighten the load on the COA board.

Concern about some jets not working & mold in the jacuzzi .

Creepy crawlers in the locker rooms, roaches for one. Some can be found by lifting up waste baskets. This is after the recent fumigation.

Concern that delinquencies are not dealt with in a forceful enough manner.

Past Board Members, Donna Bryce, Louise Pesce, and Lahdan Rahmati, as well as Edward Robin were helpful in responding to many of the questions that were brought up.

Donna Bryce and Fred Krogh for the Owners' Group