

MINUTES OF THE  
RIVER PLACE NORTH HOUSING CORPORATION  
BOARD MEETING  
August 17, 2021  
VIRTUAL MEETING

I. CALL TO ORDER: Mr. Spell called the meeting to order at 5:32 p.m.

Directors Present: Mr. Andrew Spell, President  
Mr. Raymond Miller, Vice President  
Ms. Jennifer Yonkos, Treasurer  
Ms. Alis Marachelian, Secretary  
Ms. Sabrina Faber, Director  
Mr. Lewis Gorman, Director

Directors Absent: Mr. Hashmat Ali

Management: Building Manager, Ms. Daisy Angelino.

Residents: Rhona and Bruce Sloan; Rhonin Powers; Liza Albright.

Others: Ryan Novakoski, Fidelity Mechanical.

II. FIDELITY MECHANICAL: Mr. Novakoski said that Fidelity performed maintenance on major systems in the building and was recommending purchase of a 290-ton Daikon chiller to match the one purchased 5 years ago. He also said that it would provide a 2<sup>nd</sup> full-size chiller in case the other stops so that the building never loses cooling. He added that the current chiller will make it through the season. Ms. Angelino said she was waiting for 2 more proposals and that they were turn-key meaning they included everything. In response to Ms. Yonkos' question, Mr. Novakoski said that if the new chiller is ordered now, it can be in operation by March 1.

III. RESIDENT PARTICIPATION:

- Ms. Albright asked about her request to secure her storage facility. Mr. Gorman asked whether the one she's proposing could be reassembled if it was reassigned. Ms. Albright said that moving it was not a problem. Mr. Spell said that it must meet the fire safety requirements as well as height clearance. Ms. Sloan then added that in addition to meeting the fire code, her concern was returning it to the original condition when the resident leaves. Ms. Albright said she was willing to do that.

IV AGENDA:

MOTION: Ms. Faber moved, Ms. Marachelian seconded, to approve the agenda as amended. The motion passed unanimously (6-0-0).

V. APPROVAL OF MINUTES

**MOTION:** Mr. Gorman moved, Ms. Marachelian seconded, to approve the minutes of July 20, 2021 as amended. The motion passed (5-0-1) with Ms. Faber abstaining.

VI. REPORTS:

A. President: Mr. Spell said that there have been no complaints about the non-smoking policy since it was put in place and only 1 comment about implementation. Mr. Spell then went on to say that more work needed to be done on the physical plant and that issues will be resolved in order of priority.

B. Treasurer: Ms. Yonkos gave the Treasurer's report:

Operating Reserves-\$76,464  
Replacement Reserves-\$4.2 million

Ms. Angelino gave the Variance Report as of July 31, 2021 and said progress was being made on delinquencies. Mr. Spell added that collections were tabled to September.

C. OA Representative: Ms. Faber said that the OA Board will be meeting on priority items, such as initiating an inventory of parking spaces. She also said that the new general manager has the gates working again and was reinstating building managers' meetings. Ms. Faber then said that the Board was trying to get a new company to upgrade the gate card system. She added that weekly meetings with patrol supervisors will resume; the fire suppressant maintenance contract for the MP garage was approved and is being reviewed by legal review; and extension of the pool season will be discussed but is unlikely because of the lifeguard shortage. In response to Mr. Spell's question about designated smoking areas, Ms. Faber said that the OA Board has asked the building managers for suggestions but that enforcement will be a challenge for patrols and will add to their other functions.

D. Manager: Covered New and Old Business.

VII. NEW BUSINESS:

A. Chiller Replacement Bids: Ms. Angelino said she received bids from Fidelity (\$385,000); NAC Mechanical Services (\$336,295); and Emcor (\$352,447). She also said that controls must be upgraded to be able to remotely access controls. She added that she will do a comparison of the scope of each bid. Mr. Spell added that it should be done as soon as possible so that the system can be in place by March.

B. Trash Pickup: Ms. Angelino said that there were problems with the current vendor, Waste Management, and that the contract did not expire for a year. She added that she has tried to resolve issues since June. She also recommended continuing with 5 pickups a week. Mr. Spell said that the company was adding fees and charging more than the contract. He added that JTL was charging \$2324 without bulk while Waste Management was charging \$3550.

**MOTION: Ms. Marachelian moved, Ms. Faber seconded, to approve a contract with JTL for trash pickup. Mr. Spell added a friendly amendment that the contract be approved subject to Ms. Angelino's discretion and review. The motion passed unanimously (6-0-0).**

C. Energy Savings-Hallway Lighting: Mr. Spell said a vendor was charging \$2,000 to do a sample wing. He suggested doing the work in-house but it will take longer. He said it could be done 1 wing at a time when staff has the time. He also said that the vendor's estimate to install 202 hallway lights is \$33,500 while the in-house estimate is under \$25,000.

**MOTION: Ms. Marachelian moved, Mr. Miller seconded, to do the energy-saving hallway lighting project in-house in as timely a manner as possible without taxing staff. The motion passed unanimously (6-0-0).**

D. Reserve Study: Mr. Spell said that the reserve study is increasingly significant but the Board has 3 months to accept it. Ms. Marachelian suggested discussing it first thing next month.

**MOTION: Ms. Marachelian moved, Ms. Faber seconded, to table discussion of the reserve study to next month. The motion passed unanimously (6-0-0).**

E. Secure Storage Proposal: Mr. Spell suggested allowing Ms. Albright's proposal for secure storage as long as it meets the fire code. Ms. Marachelian said she was concerned about equitable treatment of shareholders as well as the visibility of the contents. She suggested that others wanting to do something similar ask the Board for approval. Ms. Albright said she was willing to make it lockable and to use plexiglass. Mr. Gorman suggested adding a storage improvements process to the Rules and Regulations. He also said the container must be removable. Mr. Spell then said that fire code and rules for height must be researched.

**MOTION: Mr. Gorman moved, Ms. Faber seconded, to approve Ms. Albright's proposal for securing her storage space subject to meeting the fire code, removability, visibility, and insurance compliance. The motion passed unanimously (6-0-0).**

VIII. OLD BUSINESS: Updates by email.

IX. ADJOURNMENT:

River Place North  
August 17, 2021

**MOTION:** Mr.Gorman moved, Ms. Marachelian seconded, to adjourn the meeting at 8:01 p.m. There were no objections.

**SUBMISSION OF MINUTES**

Alis Marachelian, Secretary  
River Place North  
Housing Corporation