

THE TIMBERS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 6, 2019
318 ELK AVENUE, SUITE 24

Those Present:

Ann Mallow
Erin Stock
Evan Sandstrom
Kat Hassebroek (by phone)
Rob Harper, Toad Property Management, Inc.
Tim, KW Construction
Multiple unit owners (by phone)

Rob called the meeting to order at 5:34 pm. and confirmed a quorum with all Board members participating.

Tim said additional damage had occurred to the building following a sprinkler head being hit by a carpenter working in the building. Tim explained the recent damage would push back completion of the second floor by three weeks, with March 27 as the new date for beginning to move items back into the second floor units. The first floor would be completed approximately one month later and the basement floor a month after that.

Tim explained the recent damage was caused by a trim carpenter hitting a sprinkler head and the water was turned off within 15 minutes of the incident and a team was on scene quickly to dry everything out. Tim said 12 units had received damage to wood flooring as carpets had not yet been installed on those floors and hallways had received some drywall damage. Tim confirmed covers were now being placed over the sprinkler heads during work hours and taken off at the end of each workday and all employees had been shown the water shut off. It was suggested covers be installed over all sprinkler heads to avoid damage in the future. The Board agreed to continue to consider solutions for quick access to the mechanical room to shut off the water if another problem occurred. Tim agreed to provide a list of the 12 units which had incurred new damage.

Rob explained the response to the new damage had been very quick and the Town and Fire Department had been persuaded to keep the third floor occupied while repair work was underway. Tim confirmed the drying out process had been completed over six days and areas tested to confirm there was no remaining moisture. Tim also confirmed the expense for the additional work as a result of the damaged sprinkler head was a KW Construction expense and not part of the insurance claim.

Kat said mediation was ongoing with Seneca and Rob agreed to contact the attorneys for an update to share with owners. Evan said KW Construction should not unpack boxes in individual units until owners had confirmed they wanted that work performed. Evan said there were no immediate plans for special assessments but large expenses were still coming in from the attorneys and KW Construction. Prior to individual insurance claims being closed it was

agreed the special assessments needed to be in place and Rob agreed to follow up with the attorneys in an attempt to determine final costs.

Evan made a motion to adjourn the meeting at 6:05 pm. Erin seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Inc., Manager

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