

Chesterfield Cooperative

Minutes of a meeting of the board of directors.

January 18, 2009

Present

Board members Genie Grohman, Chris Plante, and Bill Bramble
Finance Committee chair Vin Byrne and decorating committee member
Tricia Messerschmidt

Exterior Redecoration

Ms. Messerschmidt presented preliminary information about a proposal from Landscape Architecture Services to redecorate the front of the building. The board agreed to solicit additional proposals.

Building Ventilation Study

A preliminary review has revealed blocked ventilation in some units. Mr. Byrne presented preliminary information about a proposal for an engineer, Mr. Leonel Laguarda, who did the study on the building's boiler to conduct a building ventilation study. The board decided to invite Mr. Laguarda to a future meeting for a briefing on study methods and objectives.

Recycling Containers

Ms. Grohman and Ms. Messerschmidt reported that they are reviewing options for trash room recycling containers.

Balcony Door Locks

A resident was recently locked outside on her balcony when the lock engaged as she closed the door. The cause of the problem was found to be a loose screw. The board asked Mr. Byrne to confer with Mr. Garnett about the extent of this problem and report back to the board. After the meeting, Mr. Garnett reported to the board that this was the sixth such incident in as many years. The board decided by electronic correspondence to have handyman Mike Boyd examine all balcony door locks, under the supervision of Mr. Garnett, and tighten any loose screws.

Unit Concerns

- The Dasgupta/Mintz household (106) experienced a recent malfunction of their deadbolt that caused them to be locked in their

unit. A locksmith replaced part of all of the lock, which was billed to the cooperative. The board decided to ask Mr. Tilton to review the situation and make a determination of the Chesterfield's responsibility and of next steps, if any.

- The deadline has passed for the Ungars (204) to move out. They have not moved out. The building's law firm is handling.