

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
March 31, 2023**

The meeting was conducted by Zoom videoconference.

Present: John Hoppesch – Association 1
 David Ruhland – Association 1 (joined meeting at 4:15 p.m.)
 Robert Connor – Association 2
 Mary Schneider – Association 2
 Bruce Kaminsky – Eliot
 Gabrielle Thronson – Eliot
 Beth Murphy – Faulkner
 John Berchem – Lowell
 Barbara Fiacchino – Association 7
 Marcie Johnson – Association 7
 Nancy Slattery – Association 7

Also present were Melissa Goodwin, HOA Property Manager, of FirstService Residential, and Toni Ivanov of PC5 Company. Barbara A. Roberts acted as minute taker.

CALL TO ORDER and AGENDA REVIEW

Mr. Connor called the meeting to order at 3:35 p.m. Ms. Goodwin called the roll and declared that a quorum was present. She introduced designer Toni Ivanov of PC5 Company, who would present the various options she is offering for remodeling the Eliot Hospitality Room.

UNIT OWNER QUESTIONS AND COMMENTS

There were no questions or comments from unit owners present.

PC5 PRESENTATION

Ms. Ivanov stated that she has attempted to work only with furnishings that are in stock and ready to ship, and that the manufacturer that she has chosen offers attractive commercial-grade, high-quality, solution-dyed performance fabrics that are easy to clean. She then presented three options:

Option 1 – Grey fabric sofa with two tan leather chairs and a wooden coffee table.

Option 2 – Grey fabric sofa with two tan leather chairs, two alternative black leather chairs, and a white metal coffee table.

Option 3 – Black leather sofa with two light-grey fabric chairs and a wooden coffee table.

Ms. Ivanov also presented additional sofa options – two leather sofas and one fabric sofa – as well as additional side tables, two credenzas, bar stools, and countertop, tabletop and shelving arrangements in various materials for the kitchen area. She responded to Board members' comments and questions about the wood finishes, stains on the tables, ease of cleaning the various items of furniture, pricing, and care of the furniture and whether it can be repaired if it is damaged. Ms. Ivanov emphasized that she has chosen very durable fabrics and finishes. Discussion ensued about the various sofa and chair options. Board members generally preferred the furnishings in Option 3.

Ms. Ivanov then presented two credenzas – one black and one white – along with small side tables, and expressed her preference for the two on the left in her illustration. The Board members preferred the black credenza, and agreed with Ms. Ivanov's side table preference.

Ms. Ivanov provided three designs for bar stools. Board members preferred the stool with a molded leatherette seat and back in a caramel color. Ms. Ivanov noted that the stool is also available in other colors, including charcoal, and that she has the stool available in both colors and can bring them to the building for the Board members to see.

During the discussion, Mr. Ruhland joined the meeting at 4:15 p.m.

The Board next considered Ms. Ivanov's designs for the kitchen area, including cabinets, shelves and an island with seating, with light-grey walls, dark-grey base cabinets, wood countertop and wall shelves, and a wheeled island with a black open base, a white quartz top and large casters. Discussion ensued about the quartz top, which can chip. Ms. Ivanov that pottery, plants or other items can be displayed on the kitchen area shelves for spots of color, and perhaps some artwork for the other walls, depending on the budget. She added details about the wall shelves and explained that a microwave oven cabinet would be positioned beneath the countertop.

Discussion ensued about the dimensions of the sofa and chairs, in particular the depth and height of the seat, and Ms. Goodwin stated that she will obtain measurements of the furnishings used in the Alcott Hospitality Room.

The Board thanked Ms. Ivanov, and she left the meeting at 4:28 p.m.

Mr. Kaminsky left the meeting at approximately 4:30 p.m.

ADDITIONAL BUSINESS

Change Orders and Second Payment to PC5

Ms. Goodwin explained what was included in the change orders that she was presenting for approval, as well as the payment to Ms. Ivanov, noting that the Eliot Hospitality Room remodeling project is still under budget at this point. ***Ms. Johnson moved to approve Option 3 presented by PC5 on page 5 of the March 31, 2023, Board packet, the black credenza on page 7 with corresponding metal side tables, painting the base of the kitchen island black, and four molded leatherette bar stools. Ms. Schneider seconded the motion, and it passed unanimously.***

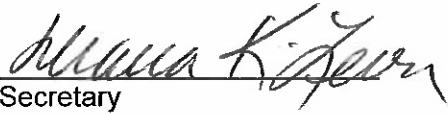
Mr. Berchem moved to approve PC5 Company Change Order No. 1 in the amount of \$2,801.68, dated March 27, 2023, and PC5 Company Change Order No. 2 in the amount of \$2,378.45, dated March 25, 2023. Mr. Connor seconded the motion, and it passed unanimously.

Mr. Berchem moved to approve payment number 2 of 3 to PC5 Company in the amount of \$20,000.00. Ms. Schneider seconded the motion, and it passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Connor, seconded by Ms. Johnson and unanimously approved, the meeting was adjourned at 4:39 p.m.

Respectfully submitted,


Secretary