

Highlights from the CONDO BOARD TELECONFERENCE May 12, 2005

Manager's Report

Mary Schmit reported that construction is generally on schedule and that Concord continues to be optimistic about a September completion. Steelwork is currently suspended while masonry walls are being finished. Duct work, fire sprinkler lines, and electrical conduit work is being completed on the first floor. Ms. Schmit indicated that a steel beam had accidentally dropped during its placement due to a faulty strap but that no injury had occurred. Steps have been taken by the contractor to ensure no re-occurrence. All costs are covered by insurance. Ms. Schmit reported that Ron Herzog has been named as the new head of security. He is a twenty-year veteran of the Tempe Police and has quickly become involved in his role.

Community Center Transformer

The Board approved a resolution acknowledging the right of SRP to move the existing community center transformer from the front to the back of the building.

Community Center Construction Contingency Fund

The Board approved to move \$100,000 from the MMR fund to the community center contingency fund. An adequate contingency fund is needed to permit the contractor to deal with day-to-day modifications that come up during the normal course of construction without having to go to the Board for specific approvals. Originally, the fund was set at \$122,000 but with \$98,000 of modifications required by the city and extra steel needed for the stage, the fund was rapidly depleted. At this stage of construction, no more large items are anticipated and it is hoped that the fund will be adequate to see us to the end of construction.

SRP Transition Plan

The Board approved a transition plan, which provides SRP with a way to repair or replace pedestals in the park while a permanent delivery plan is negotiated.

Stage Curtains

The Board approved an expenditure of up to \$1500 from the contingency fund to complete design drawings for necessary structural modifications required to support a back stage curtain and a wrap around front curtain. Final approval of the type and design of the curtain(s) will be withheld until a full costing is available.

Resident Services and our CC&Rs

In response to a letter from a resident, the Board will consider means by which it can develop a full listing of services being provided to residents by residents for compensation. This is needed in order to ensure that our CC&Rs accurately reflect the Board's expectations and the needs of our residents.

Submitted by Norm Thiessen and Ron Luciuk, Communications Team.