

ELEC Meeting Minutes for February 28th, 2022

The meeting was held in the Community Room. Present were Larry Rosenblum, Forrest Gist, and Bob Garsha. Bob Steele was present at the start of the Meeting.

Bob Steele led off with a summation of the water-related valve and stopcock issues. Bob had currently visited Units in about six stacks. The corner Units shutoffs are pretty easy to get to. There is an assumption that the 14th and 15th floors will also be accessible as the shutoffs are essentially exposed in the larger units. The commercial units on the first-floor shutoffs are exposed and have limited water appliances. units 4 -13, the non-corner units, are essentially hybrids. The shutoffs are very difficult to get to. The clothes washer and bathroom are on one shutoff. The kitchen, refrigerator and dishwashers are on another only accessible by turning off the water to the entire stack. The stopcocks are essentially the first defense line for shutting off the water to the kitchens of the 4-13 Units. Bob Steele will be talking to the Board about replacing the stopcocks in all the units. It's a big job and somewhat expensive. It will be done over-time with board approval. The most vulnerable units would be the kitchens of 4-13 and the first-floor commercial units. Bob suggests they should be done first. This will also help with the plumber's access as the stack will be turned off. Then, Bob will be presenting his plan to the entire Board.

Larry brought up two other matters while Bob was present. First, the floor directional signs are still up for board approval and positioning on each floor.

Larry also mentioned that without ELEC being notified, regarding the most recent intruder in The Elizabeth, we cannot enable our text system to alert residents. Larry strongly believes procedures need to be put in place for the concierges to notify ELEC and board members.

We thanked Bob for his diligence and hard work in the water shut-off area, and he left the meeting.

When Bob departed, we continued our conversation about the intruder and how important it was to take necessary precautions.

Larry has been working on emergency information that Michelle Heckman is gathering for an updated orientation handbook. Again, we all agreed to look the submissions over. And once again, Larry reminded us to help him fill out the FAQ section on our web page.

Larry crafted Tip 8 on HVAC Filters and what filters are recommended when our surrounding air quality is compromised by a local fire and continuing smoke residue or another hazardous event. In addition, we have received some documentation from Eric Lipanovich who now resides at American Towers. They have put together some comprehensive outlines for team activities that we will go through to see what is applicable.

Forrest and Bob both complimented Larry on his hard work on behalf of the committee.

We then proceeded to talk about our next speaker. Bob brought up that we had mentioned earlier an insurance overview would be good, especially if the presenter were Vern Newcomb, the association's insurance agent. Bob will email the Board for permission to contact Vern Newcomb to get the ball rolling.

We are all traveling in March, so we will not be holding another meeting until the end of April.

Forrest asked Larry to send us any to-do lists as we feel he is doing great work but at the expense of a lot of time. Larry reminded us to cast a vision for Tip 9, and Forrest added let's begin our strategy for our third talk presenter after Vern. Larry will handle the ELEC portion of the March Board Meeting. We bid each other safe travels and we adjourned.