

Special Meeting

Wednesday, March 2, 2022, 6:30PM

Called to order at 6:34PM

Board Members Present (in person), John, Amy, George, Terri, Dan

Management Present; Dawn from Leadership

Also present; Adan Randall from Tilchin & Hall the association's attorney

Co-owners Present (Via Zoom); [REDACTED]

This meeting was called to get input from the community regarding Radon mitigation. Dan acted as mediator and set up the Zoom call.

Opening words.

Dan, welcomed everyone to the meeting and explained our purpose. To gather input from co-owners wanting to add mitigation systems, explain the position of the BOD and the legality according to our Bylaws. Dan also explained that this meeting is only to gather information and input, not to make any decisions. Dan explained the process of submitting a Request to Alter form along with contractor information, licenses, and certificates. There is space on the form to explain what you are asking for and why it should be allowed. Any co-owner is welcome to come to any meeting to discuss all requests.

Dan gave the meeting schedule of Open Meetings every even numbered month on the second Wednesday, Board meetings in odd numbered months by request to Dawn. All meetings are at 7PM in the clubhouse.

Adam Randall, explained the bylaws. No co-owner may alter the common element without permission of the Board. By our Cape Bylaws the common element (outside walls) may not be altered without BOD approval. Any changes to the common element would have to be registered by the county and added to the deed of the unit. All future maintenance and repairs would be the responsibility of the current and future co-owners. There may also be a requirement by Van Buren township for permits and a licensed electrical contractor.

Dawn, if mounted on the outside of the building some neighbors might not want to have to look at it. If many co-owners install the units on the outside of the building might prospective buyers think, there's a problem and hesitate to buy in the Cape?

Open Forum.

[REDACTED] asked how a system can be installed. Her contractor advised only on the outside of the building as interior installations could be a fire hazard and electrical issues are hard to address when done inside a wall.

Adam Randall: if properly installed by a certified electrical contractor wiring in the walls should not be a problem, there is currently wiring within the walls of your condo.

Terri: If a neighbor did not like the looks of a unit mounted on the outside they could sue the BOD for approving. Financially, suing the BOD is suing the entire Association.

[REDACTED]; how are these decisions made and how can the co-owner give input? Can a letter be sent to all co-owners asking if they approve?

Dan: the BOD discusses all requests at meetings. A co-owner can email Dawn at Leadership or via the Cape email CapeCondoBoard@gmail.com or ask to meet with the Board privately or address the BOD at a regular meeting. Facebook is not a way to address the BOD, the BOD will not answer Facebook questions.

[REDACTED]; called a contractor for information and was told the unit is too large to install inside.

Adam Randall: the fan unit would go in the basement, only the vent stack would go up through the walls and then through the roof. Fitting should not be a problem. Possibly contractors would prefer not to have to go up through the walls as that would be more costly and he could sell more units at the lower price? Some contractors run the vent stack up through the furnace chase then through the roof.

[REDACTED] (joined late due to Dan not seeing him waiting): He has installed his Radon Mitigation system on the outside of his unit. He thought he had permission from an email from Dawn but had not submitted the necessary forms. What does the Board need from him to allow him to keep his unit attached to the outside of the building?

Dawn: the BOD needs the Request to Alter, contractor license, copy of the contractor's liability insurance and any necessary permits before we can discuss/decide on it.

Terri: we are not making any decisions tonight, that is not what this meeting is for. If we allow the Patterson's to keep their unit as it is we are setting a precedent in allowing an alteration to the outside of the building.

Dan: we don't want anyone to think they should just go ahead and do what they want then ask for special consideration after the fact.

[REDACTED]. in the past his requests have gone unanswered for a long time. How long does he have to wait for a decision?

Terri: the regular Board meeting is next Wednesday (March 9th), if we have the form and other documents, we will discuss it at that time.

Dan asked if there were any further questions or comments. No further questions or comments.

Terri thanked Adam for coming and Dawn for doing this extra meeting without pay.

Dan motioned to adjourn the meeting, support from Amy.

The meeting was adjourned at 7:33PM.