

ANCHORAGE AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MONDAY, NOVEMBER 30, 2009 @ 10:00A.M.

Location: ANCHORAGE POOL AREA

MINUTES

- I. Balcony Restoration Workshop- Arthur, Terry, Jack, and Peter were present and represented a quorum.**
- II. Sinclair Engineering Update- Steve Sinclair educated the Board on the issue of Spalling. Steve stated salt and corrosion to reinforcing steel caused expansion and then caused cracks and failure. With the situation of the Anchorage building being so close to the salt water and wind, this process is slightly accelerated and these types of condition reports should be done every 3-5 years. Other contributing factors to accelerated damage include the application of tile and carpeting on the balconies. Both tend to hold water for a long time against the concrete. Both balconies and catwalks were included in this report. The North building's 3,4, and 5 stacks were the worst and most of the items included in the report would need to be addressed within the next few years. Steve did say there was not a current major safety hazard and that he has seen much worse conditions.**
- III. Q and A- several questions from the membership were addressed and a walkthrough of the property was held. Steve Sinclair pointed out several examples of the reported damage.**
- IV. Adjournment- Terry made a motion to adjourn. Peter seconded and the motion passed unanimously.**