



HOA Board Meeting Minutes  
June 16, 2022

**Directors Present:** Yali Lu, Jana Wall, Nadir Panjwany, David Wang

**Directors Excused:** Juan Figuereo

**Also Present:** John Andrie (COA), Alexandra Betancur (Office Manager)

Guest: Kurt Kenney, Engineering Manager, Peachtree Towers

**Call to Order:** Yali Lu determined that a quorum of Directors was present and called the meeting to order at 6:15 PM.

**Approval of Minutes:** The May 19, 2022, Board meeting minutes were unanimously approved.

**Introduction of Kurt Kenney:** Yali Lu

Building maintenance is important, especially in light of a significant property insurance increase. Kurt was asked to visit the Landmark with our maintenance person and office manager. Peachtree Towers is the sister building to the Landmark, built in the same period and by the same architect. Property values are approximately 25% higher than the Landmark.

Two questions were asked by Ms Lu: 1) Why does the hot water have to be shut off in the entire building to work on a unit and 2) a boiler has failed – is that a big deal?

Kurt Kenney: Shutting off the water and depressurizing the entire system is not a good idea and we lose a lot of water. As the water is shut off, valves should be added to each riser (top and bottom) so risers can be isolated and shut offs would not impact the entire building. He believes the strainers may be the cause of the hot water issues in some units. Mr. Kenney did not care to estimate the cost.

The cooling system is in better condition than the heating. On his walkthrough, he found some minor things that could be fixed. Mr. Kenney suggested obtaining a contract with a mechanical vendor and use them as the go to. This keeps finger-pointing between contractors to a minimum. Mr. Kenney recommended opening the trash chutes back up and utilizing them, so the garbage collects in the basement. Time is wasted with the cleaning company picking up trash and holding up elevators.

Elevators are another area the Landmark has problems. Mr. Kenney recommended hiring a consultant to evaluate the elevators and provide a non-biased assessment. Someone who will help you break the current contract. Elevators need modernizing.

Mr. Kenney was questioned about the trash chutes at Peachtree Towers. He indicated garbage does get stuck in between floors. They use a long metal pole to push the garbage down the chute. Mr. Kenney suggested focusing on the hot water issue, installing 2 valves per tower, and cleaning out the strainers. Elevators also need focus. Ms. Betancur announced she had reached out to Art Plumbing for a cost estimate to implement the riser and strainer work. She also reached out to MSI for contract development.

Presentation ended and the board moved into an Executive Session

**Executive Session:**

**Adjournment:** There being no further business the meeting was adjourned at 7:09 PM.