



**METROPOLIS NORTH CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS – PUBLIC MEETING AGENDA**

Please hold all questions/comments until the Homeowner forum

March 18, 2025, 2024 – 6:30 p.m., Club M

Attendees: Matt Meehling, President; Greg Guhl, Secretary; Bill Rutkowski, ACC Chair; Jason Valentine Board Member; Brandi Sparks, Association Manager First Services; Nika Willis, Assistant Association Manager/First Services

- I. Call to Order and Establishment of Quorum: 6:30 pm
 - Danny Bergeron, Treasurer absent, excused
- II. Approval of Prior Meeting Minutes – February 13, 2025 – Greg to send to board.
 - i. Ratification of Actions Without meeting: Motion to approve actions, second, vote to approve.
 1. On 2.20.25 the Board approved to move proceed with Phase 2 of the Expansion Joint Project with Merik (this includes the construction drawing and project manual).
 2. On 2.20.25 the Board approved replacing the fire alarm amplifier for floors 4-8 with Pye Barker. Estimated cost \$8,554.
 3. On 2.20.25 the Board approved to replace the current pool and elevator phone vendor (Fusion) with BCN. This will be a 3-year contract saving the Association over \$2,028 annually.
- III. Treasurer Report- January YTD Financial Update –Matthew Meehling
 1. January expenses under budget
 2. Overall favorable
 3. Treasurer report on file with management
- IV. Management Report
 - i. Roof Replacement and expansion joint project
 1. Expansion joints and bids nearing completion, due end of March
 2. Master Association notified and may coordinate their work with HOA Property Manager
 3. Roof replacement to be completed within 30 days, request for working 6 days and/or 15-hour days



- ii. Common area Door repair/replacements
 - 1. Undergoing evaluation: pool room door is a priority.
 - 2. 19th telephone room door will be replaced.
- iii. Lobby and Atrium high surface cleaning
 - 1. Glass panels to be cleaned
 - 2. 8th Street Exterior Street Lights - Midtown Alliance is reviewing
- iv. Pool Items
 - 1. Pool leak and plaster repairs: Service provider will come out this week to complete leak repair and double check all .
 - 2. Surface coating is failing, budget to redo next year.
 - 3. Pool Cabana Cushion: removed for cleaning

Old Business

- v. Elevator Sheave replacement
 - 1. Premier elevator: S2 has been replaced, two others will be replaced soon. TKE – PM asked for replacement of sheave (\$42K). Cost is \$150K to replace machine. Elevator replacement scheduled for 2026-2027. \$15K is already budgeted.
- vi. Porte Cochere Lighting: 4 lights need to be replaced.
- vii. 2025 Capital Projects/Board Initiatives
 - 1. In unit water heater replacement: last community replacement around 2012. PM recommendation: make replacement mandatory if older than 10 years. Not optional. Target date to begin – 3rd quarter. Also – units need to replace waterline to water heater.
 - 2. Plan for elevator modifications
 - 3. Security camera upgrades – proposal due within next 30 days.

V. New Business

- i. New CPA firm – researching options now
- ii. 7th and 8th Floor Amenity tree replacement for planters - \$15K allocated to replace trees. (3 Japanese maples on 7, hornbeam on 8 : Avante Gardner proposal for full replacement: \$13,350), Motion to replace trees, second, board approves.
- iii. Club M and Fitness Center can Lights: light cans need to be replaced
- iv. Water Service vendor: motion to change vendor, second, approved. New vendor: Fontis
- v. Bike Audit – communication will be sent out to residents.

VI. Committee Reports

- a. ACC- Bill Rutkowski -



b. Livability Committee- Greg Guhl

- Pause on Midtown Blue safety session
- Move forward with HO6, Cleo Meyers, State Farm

c. Social Committee- Bill Rutkowski

- Game night a success
- April 4th – Plants and Prosecco, light food and plant swap

VII. Homeowner Forum -Excludes any discussion of personal matters. 5 residents in attendance.

1. Concierge – smoking needs to be addressed, recommend to have uniforms
2. TV – can we get YouTube TV?
3. Steel plate on Peachtree Walk & Peachtree continues to be disruptive. Tickets have been submitted for addressing it 4 weeks ago.

VIII. Adjournment. 7:35pm