

Rec'd from Parkridge Condo Assn 3/11/24 Buyer to verify information with Parkridge Condominium Association

# PARKRIDGE CONDOMINIUM ASSOCIATION



03/12/24

JTH eye 3/11/24

**RE:** PARKRIDGE CONDO ASSOCIATION  
SPECIAL MEETING MINUTES  
MAINTENANCE & CAPITAL IMPROVEMENTS

**DATE:** JULY 12, 2023

**ATTENDING:**  
111 Hamilton: absent  
113 Foreman: present  
115 Pratt-Treasurer: present  
117 Gates: absent  
119 Coltrin: present  
121 Michaels-Secretary: present  
123 Montgomery: present  
125 Lombardo-President: present  
127 Riley: present

Seven members present = proper quorum

## AGENDA:

### 1. MAINTENANCE & CAPITAL IMPROVEMENTS STATUS:

A. Proposed capital improvements: Building A masonry wall repair (or complete demolition), Building A deck leveling (Units 117 & 119 - decks have sagged to an uncomfortable cross-slope, need to be shimmed and leveled), Building D paint, Building D concrete curbing (for stormwater runoff diversion around attached garage), Building B patio repair (Unit 111 - concrete patio slab is cracked and collapsed such that patio is virtually unusable), Building D basement leakage (Unit 123).



03/12/24

JTH eye 3/11/24

### B. Veronesi Building & Remodeling (VBR) Cost Estimate 2023-07-07:

• Building A masonry wall repair:	\$ 3,695.00
• Building A deck leveling:	\$ 4,820.00
• Building D paint:	\$22,940.00
• Building D concrete curb:	\$ 6,100.00
• Building B patio slab repair:	\$ 7,400.00
• Building D basement leakage:	\$ 5,000.00 allowance
• Subtotal:	\$49,955.00
• Contingency:	\$ 5,045.00
• Total:	\$55,000.00

JTH eye 3/11/24



03/12/24

• Alt #1 Building A masonry wall demo:	\$2,500.00
• Adjusted Total:	\$48,760.00

### C. Financing Option:

• Amount:	\$55,000.00
• Term:	60 months
• Rate:	6.50%
• Monthly:	\$1,076.14
• Interest:	\$9,568.29

### D. Financing History

- 1) Loan #1:
  - Building D Roof
  - \$15,000.00, 60-months @ 4.99%
  - Sept 2013 through Sept 2018