

**WOODBRIAGE INN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING**

August 16, 2011
via teleconference

I. CALL THE MEETING TO ORDER

The Woodbridge Inn Condominium Association Board of Directors Special Meeting was called to order by Wayne McCorkle at 6:34 p.m. via teleconference.

Board Members participating were:

Wayne McCorkle	Bill McCall
Paul Sakiewicz	Jim Meyer
Robin Gustafson	

Owners Alex and Ellen Kovaks (#215), their contractor Chris McIntyre and Mike Kerrigan (#314) were guests at the meeting.

Representing Basic Property Management were Gary Nicholds and Charles Johnson. Erika Krainz of Summit Management Resources was recording secretary.

II. DECK DISCUSSION

The Kovaks' were present to discuss changes that were made to their deck. Mike Kerrigan said the previous owners requested permission to construct a floating wooden deck at their expense. It was unanimously approved as long as the rubber was not punctured. The Kovaks' have requested that the deck be returned to its original condition.

Paul Sakiewicz explained that the roof under the wooden decking is a limited common element. It was leaking into the space where the new units were being built. The wooden decking had to be removed so the leaks could be repaired. He noted that limited common elements are under the jurisdiction of the Board and the Board is required to take actions for the common good. Alex Kovaks felt the changes were made in a discriminatory manner and he did not understand how the deck was causing a leak. Ellen Kovaks said this issue was not mentioned in the last Board minutes and she wondered if there had been any research into alternatives. Alex said the deck was destroyed not repaired. Paul said the Board would have been negligent if no action was taken. Mike Kerrigan said all the second floor decks should be wood to match the other decks in the complex.

Alex Kovaks said a roofer looked at the deck today and said adding a wooden deck would not damage the roofing material. It could be put down in floating sections.

Charles Johnson explained that there were floods from that deck coming in around the chase. The chase was reflashed but there were still leaks around the door because the wood deck was above the level of the entrance to the unit interior. In order to make the repairs, the wooden deck had to be removed. In the process, it was discovered that the deck was screwed through the rubber membrane in several locations. Turner Morris and

Five Sons Roofing both inspected the roof and Five Sons made the repairs. A consultant was hired to provide advice about the rubber membrane in front and behind the unit. The only product they recommended was the rubber flooring.

The two surrounding decks have the same rubber decking but they are much smaller. The Kovaks requested permission to put a floating wooden deck on top of the rubber flooring. The cost would be \$2,550 for materials and \$1,200 for labor for a total of \$3,750.

Paul said he would like to see the deck before making a decision. There is no record of an official change to the Declarations to cede the property to the unit owner.

Paul was concerned about setting a precedent of providing a “Cadillac” deck for one owner; other owners may expect the same treatment. He would like to reach a mutually agreeable solution. The Board would be obligated to get additional bids.

Wayne McCorkle made a motion to consider some compensation for replacement of the deck at the Board Meeting next week. Paul Sakiewicz seconded and the motion carried. Charles Johnson was asked to get some additional bids.

III. SET NEXT MEETING DATE

The next Board Meeting will be set by email.

IV. ADJOURNMENT

The meeting was adjourned at 7:26 p.m.

Approved By: _____
Board Member Approval

Date: _____