

## Emergency closed meeting November 14, 2023

Closed Board Meeting met quorum and Mike brought meeting to order at 9:00 am EST.

General Contractor, RE, Guest Attendees – Nathan Pierce, Ethan, Daniel Ramos. GEO World, Geroge not present. Board Member Attendees - all board members present excluding Stephanie.

Meeting opened by Mike @ 9 :00 am.

Question by GC Recon: release contracts as they exist now, and make adjustments to the base bid as we go?

Answer: yes, we want to include upgrade at same time. RE is working on to get the upgrades so we will have one package at one time.

Vanity: Vanities in Level 1 units, 24” versus 30”? Contract will change to 30”.

Toilets: For comfort, higher toilets will be on the upgrade.

Hardware – Hardware will be similar to existing hardware with color options. Faucets – not in owners contracts, as they are part of the white box single selection. Will submit for board approval by GC. Board would appreciate having the options.

Kitchen cabinets: Options? Ethan says the quote was priced based on one choice. Any changes will be an upgrade. The quote is for that quality range of cabinet and there will be choices within that quality. There will also be other cabinet upgrade options available.

Tile: option for Floor or bath. There are three options on quote now. Owners will be able to choose the tile size and grout color. Tile options are part of upgrades. GC will address with individual owners on upgrade package. We could have a negative upgrade like Carpet.

Vanity – cost due to one piece item. Believe the sink-only is white box, the rest is owner responsibility. Package deal is cheaper as one. As upgrade, could have slight up charge for vanity only and-owner could use their own sink. Per Robin, maybe just call all vanity/sink to white box. This may be the case-by-case basis, when the owner has their own sink. RE, Nathan Pierce, is the person to talk to all our owners.

Water heater: our bid reflects a 30-gallon water heater. RE to check with Plumber and HVAC, which needs to be compatible with air handler. Base price is 30-gallon water heater.

RE contractors left the meeting at 9:35 AM.

Consideration is to put package of base unit without upgrades right away so owners have extra 2–3 weeks to consider. Then upgrades would be shared once RE has available. Should we have more time or not?

Suggestion is, let’s get comments, modified, sent to the board, if board says, OK, will send and if not available for upgrades, we wait.

Changes for discussion on handout, “Owners Contract Information”.

Dave recommended to send out the individual contracts right away rather than wait for options. Mike re-emphasized the effort being made to save money from bids that was not needed or added to the 50% rule and save money to owners.

Meeting adjourned at 10:23 AM