

HARBOR OAKS PLACE, Inc.  
April 21, 2025 Board Meeting Minutes

Call to Order Time : 6:31PM

Confirmation of Meeting Notification: Yes

Establish a Quorum: Dave, Marc (via Zoom), Mike, Carey, Dan, Tim

Approved Prior Meeting Minutes: April 7, 2025; Motion by Dave, 2<sup>nd</sup> by Carey

## Agenda

- **Blue Works Pipe Relining Project:** the project involves the cleaning and relining of all vertical sanitary pipes, not lateral (waste lines from individual units that connect to the main city line), rainwater leaders, storm pipes and underground maintenance; the cleaning process involves using a mechanical method to spin chains and collect debris, followed by installation of a felt liner impregnated with an epoxy resin mixture (takes 4 to 5 hours to cure); this process is less invasive and allows the pipe to last 50 years

Chris Baker detailed the process as to work schedule, resident responsibilities and potential disruptions:

- Project schedule will be posted on the Community Bulletin Board outside the office
- One stack will be worked on at a time, with each stack taking approximately a day (approximately 3 stacks per week)
- Residents will receive notifications in ample time via emails and Floor Monitors, and notices posted on doors and by elevators
- Residents to provide access keys/codes or be available during scheduled worktimes to avoid locksmith charges
- Project expected completion time is approximately 8-12 weeks
- Hours of work will be Monday thru Friday, 8:00AM to 5:PM (unless an emergency arises)
- You must not flush your toilet the day your stack is scheduled
- Water must be shut off the day your stack is scheduled
- You will receive notification when water may be turned on once work has stopped for the day
- A/C may be left on
- Resident is responsible for any damage caused by their not following instructions re water and toilet usage
- Laundry room will not be available the day that stack is scheduled
- Access to points in certain areas of the building, including a unit and the lobby may be required

**New Business:**

- **Pool:** Board will contact AquaServe regarding algae in the pool
- **Social Committee:** Linda Kempter has “retired” as Chairperson (THANKS for your leadership over the years); Ellie Whiteman and Leslie Clark are Co-Chairpersons; Deck of Cards Bingo is scheduled for May16th at 6:30PM

**Adjournment:** 7:18 PM; Motion by Dave, 2<sup>nd</sup> by Mike