

**Special Meeting of the Board of Directors
July 17, 2013
7:30 P.M. - The Plaza Room**

Call to Order

Meeting was called to order by Vice President Bill Gennaro at 7:30 P.M

Roll Call

Alan Goran, Don Pinkus, Homero Duque, Bill Gennaro, Jose Sardina and Robert Fisher

Reading/ Approval of Minutes

Motion to waive reading of Minutes

Seconded By: Alan Goran and Homero Duque

New Business

- **Approval of contract for A/C Re-Heat project.**
- **Approval of electrical work to install variable drives for A/C system.**
- **Approval of purchase of variable drives.**

AC Reheat System:

A system to control humidity in our corridors on 20 floors. As you know our corridors are kept cool (68 - 70 degrees) to reduce humidity. If the temperature were maintained higher, the humidity of the corridors would be extremely high and moisture would be seen on the marble floors and mirrors. This would be extremely dangerous. The building had a Reheat system at one time, but it had deteriorated over time and had to be shut down. The Board decided that modernization, updating, and replacing major parts of the system were vital to good humidity control.

Robert Fisher led our strategy for development on this project as follows.

1. We had engineering studies done and drawings made.
2. We requested four contractors to submit proposals, and discussed many aspects of the project with them. The four contractors were: South Eastern Chiller Services, Johnson Controls, Heat Pipe Tecnnology and Cool Breeze, Corp. We did not receive proposals from 2 of the above contractors.

3. We think the proposal from Cool Breeze Corp is acceptable and includes all the necessary engineering requirements. This company currently maintains our A/C Chillers and we have been very satisfied with their service.

4. The Cool Breeze proposal price is \$91,181.00. This includes removal of old coils, pipes and sheet metal, removal of old steel racks, installation of new coils, condenser water pipes, new stainless steel filter racks, and other work as designated

5. Payment shall be based on work completed, less 10% retainage.

Homero Duque called for the motion to approve.

Alan Goran motion to approve the AC Reheat System and it was second by Don Pinkus.

Approved.

Electrical work for Re-Heat system.

We had (2) bids: ABCO Electric @ \$3000 Plus \$3000 materials.
 Cool Breeze Air @ \$20,755

ABCO is our primary electrical contractor and is very familiar with our building. We think our primary electrical contractor can do a better job at a lower price.

Homero Duque called for the motion to approve.

Jose Sardina motion to approve the Electrical work for the Re-Heat system and it was second by Don Pinkus.

Approved.

Purchase and installation of (2) Variable Speed drive units;

These drives will control the amount of energy required to operate our cooling tower fans. The variable drives will reduce the amount of kilowatts of electricity needed to operate our large cooling tower fans, and still provide the necessary cooling of the circulating water. This will allow a substantial savings in Florida Power and Light expenses. The estimated payback time for the investment is approximately (2) years.

We received (3) proposals:

Bass Automation Engineering, Inc. @ \$6878.00

Cool Breeze Air @ \$13,389.00

CMH Solutions, Inc. @ \$6300.00

Homero Duque called for the motion to approve Bass Automation Engineering, Inc. Don Pinkus motion to approve the Electrical work for the Re-Heat system and it was second by Alan Goran.

Approved.

Motion to adjourn the meeting was made by Bill Gennaro and the motion was second by Homero Duque.

Meeting was adjourned at 8:15pm on Wednesday July 17, 2013.