



Pi Lambda Phi • PA Alpha Delta Alumni Association

House Renovation/Management Committee Meeting Minutes

April 4, 2007

Office of Exude Benefits, 2218 Race Street, Philadelphia, PA 19103

Call to order

House Corp President Fred Brehm called the House Renovation/Management Committee meeting to order at 8:00 p.m, Wednesday, April 4.

Roll Call

Fred Brehm, Mike Naegele, Jim Kelsh, Jeff Frake, Ray Lerro, Bill O'Donnell, Chris Isaacson, Scott Chambley

Elections

Fred Brehm expressed the need to fill the vacant secretary position on the Housing Committee. Fred Brehm nominated Tim Bryan. Jeff Frake seconded the nomination. Tim accepted the nomination and received 100% of the votes.

Officer Reports

In lieu of officer reports, the agenda discussion began immediately.

Open discussion

Group discussed the possibility of pursuing a zoning change for the property. Currently the property is zoned as “fraternity/amusement.” Decided not to pursue the change. Advantages of the current classification include lower taxes and insurance.

Discussed the installation of an “under renovation” sign on the house. Concerns were raised that the University would see this as a thumb in their eye. It was decided to wait. Possibly hang the sign in time for summer orientations.

Discussed the need to paint the sheet of plywood that is currently securing the front door, so it does not appear “boarded up” from the street.

Ray Lerro has received a quote for insurance in the range of \$8000.00/year. Committee decided to obtain additional quotes. Jeff Frake to obtain a second quote to compare using the same coverages / limits as Ray.

The house currently owes approximately \$8,500.00 in back taxes.

There is a need to have an engineering analysis of the condition of the house and recommendations to get the house in a condition to reoccupy.

House exterior requires repairs due to safety concerns as a result of deteriorating masonry (i.e. falling brick).

Meeting Schedule

TBD

Action Items

Kieron Bernier (Marshal) was to contract an art student to paint the plywood to resemble the front door so it will blend in.

Exterior façade stabilization. Jeff Frake to schedule the work using MPG personnel on a lift with Chris Issacson and an undergrad as ground support. Work to be performed on April 30th or May 1st. Chris to obtain required city permits. Scott Fultineer (Scribe) to schedule the undergrad help.

Obtain additional insurance quotes. Chris Stearns to contact IHQ to get a quote from HRH Kirklin & Co.. Jeff Frake would seek another quote from a different carrier.

House appraisal. Jim Kelsh to schedule an appraisal of 2000 North Broad Street. Mr. George Hoemz to perform the appraisal for \$300-\$500.

Adjournment

9:00

Tim Bryan
Secretary, House Corporation
April 4, 2007