

***THE REMINGTON AT BAY COLONY
CONDOMINIUM ASSOCIATION, INC.***

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The Remington at Bay Colony Condominium Association, Inc. Regular Board of Directors Meeting, was held on Wednesday, April 8th, 2026 at 2:00pm in the Social Room and via Zoom.

BOARD MEMBERS PRESENT

Mr. Jim Shanks

Mr. Stephen Smith

Dr. Michael Ruff via Zoom

Mr. Wayne Press

Mr. Kim Rosenberg

Others present: Justin Thornton (General Manager), Melissa Nilson (Office Manager), Ms. Barbi Lowe, Mr. and Mrs. Gareth and Diane Caldbeck, Mr. Tom Fleming, Mr. Steve Einhorn, Mrs. Maureen Smith, Ms. Kaye Negri, Mr. and Mrs. Dan and Jane Robets, Mr. Jim Wagner, Mrs. Mary Jo Risk, Mrs. Bette Beal, Mr. and Mrs. Dick and Wilma Proctor, Mr. and Mrs. Bill and Linda Stavropoulos, Mrs. Mary Lou McCann, Ms. Marth Fligg (via Zoom), Mrs. Marianne Renaud (via Zoom), Mr. Kevin Van Drunen (via Zoom), Ms. Annette Cox (via Zoom).

CALL TO ORDER

Called to Order at 2:00pm by the President of the Board, Mr. Jim Shanks

ESTABLISH A QUORUM

All five Board Members were present to conduct business.

PROOF OF NOTICE

Notice was properly posted a minimum of 48 hours prior to meeting.

Mr. Jim Shanks moved to approve the minutes from the last regular board meeting held on December 3, 2025 as written. Mr. Stephen Smith seconded. All were in favor. The motion was unanimously approved.

MANAGER'S REPORT-

Elevators – The contractor is making great progress on the new door headers on every floor. This repair was caused by a mistake made by the contractor at no cost to The Remington.

Fire alarm monitoring – 21 units, as the result of renovations, were not being fully monitored. The Board voted to have all units monitored by the front desk as a safety measure for the building. All units are complete and the whole building is monitored with primary and secondary smoke detectors.

Sprinkler Heads – Based on prior annual inspections, over 200 sprinkler heads were deficient throughout the building. All sprinkler heads in the common areas and inside homeowner's units have been repaired.

Pipe Cleaning and Relining Project – Pipe Restoration Solutions (PRS) began work April 1st, 2026 locating pipes in the 04 stack using cameras. Access is needed from the roof through the penthouses, the 20th floor (all stacks) to a midway point in the building (all stacks), and midway to either the lobby or garage. Also included are the rain leaders from the roof and mechanical room drain lines. The walls and pipes will be accessed from the above-mentioned locations for cleaning and then relining. The association is responsible for repairing the drywall to a paint ready finish. Later discussions regarding any further repair measures for these few impacted units will be discussed by The Board. The reason we are starting with the 04 stack is that 2004 is completely open due to renovation and without drywall, assisting in the pipe location process. They will begin their drywall installation in early May 2026 when contractor season begins. PRS has been organized, clean, and receptive to ideas to lessen

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the impact on our owners. A positive update is that PRS will not need a large, loud vacuum in the garage anymore.

A question regarding the timeline for other stacks to start was asked by Mr. Steve Einhorn. At this point, we do not have enough information to be able to predict the timeline for the other stacks. In addition to the vertical pipes being cleaned and relined, all lateral pipes will be cleaned as well. Most toilets will be removed, pipes cleaned, and toilets replaced with little impact on the residents. No access holes in drywall will be incurred for most residents. The Remington's management team will be very communicative to the owners on the project and provide as much advanced notice as possible. The Remington has hired additional staff to make sure no vendors are left unattended in your units. It was inquired if other buildings in Bay Colony have completed this project and almost all high-rise buildings have completed this project and used PRS as their contractor. Mrs. Beal asked if her 03 kitchen stack still needed to be cleaned since hers was cleaned before. The pipes need to be cleaned right before the new lining is installed. Discussion followed.

UNFINISHED BUSINESS –

Discuss and act on ratifying PRS contract for pipe cleaning and relining–

Previously, in order to get the project started and materials ordered for pipe cleaning and relining, The Board approved and awarded the contract to Pipe Restoration Solutions (PRS) and now needs to ratify the contract. Discussion followed.

Mr Jim Shanks made a motion to approve the ratified contract with PRS. Mr. Kim Rosenberg seconded. All were in favor. The motion was unanimously approved.

Discuss and act on a special assessment for the pipe cleaning and relining -

Mr. Stephen Smith gave an overview of the new pipe cleaning and relining special assessment. The overall project cost is \$2.8-2.9 million. Included in this budget is the actual cleaning and relining of the pipes, additional support staff to supervise the contractor while in units, and repairs of drywall where access holes were needed. In addition to required paint ready drywall repairs, The Board has agreed to include funds to assist impacted owners with additional repairs. Discussion followed. The anticipated billed assessment will be \$2.6 million. The Board has approved for the option to pay this assessment in one lump sum due by May 9th, 2026 or split it into two equal payments with the first payment due May 9th, 2026 and the second installment due spring of 2027. The date is to be determined and will be based on PRS progress.

Mr. Jim Shanks made a motion to approve the special assessment for \$2.6 million and the option to pay in installments with the first payment due May 9th, 2026. Mr. Stephen Smith seconded the motion. All were in favor. The motion was unanimously approved.

NEW BUSINESS –

Discuss and act on changes to the rules and regulations-

The rules and regulations of The Remington have not been reviewed and addressed in many years. See attached "red lined" rules and regulations for proposed changes.

Mr. Jim Shanks made a motion to adopt the proposed changes to the rules and regulations. Mr. Kim Rosenberg seconded the motion. All were in favor. The motion was unanimously approved.

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Discuss and act on EV Vehicles and chargers in garage-

Lots of concerns have been raised regarding electric vehicles in the garage in regard to fires and potential damage to the building's structure. Discussion started as to what authority, as an association, do we have as far as restrictions go. Discussion followed. More discovery needs to occur, and The Board will discuss at a later date.

Discuss and act on new forms regarding aggressive dogs-

There have been reports recently of multiple aggressive dogs. The animal policy has not been as strictly enforced in the past. The Board will be enforcing the animal policy moving forward regarding quantity, size, and behavior. A process with forms created with our attorney will now be put into effect in the instance an animal is aggressive or disruptive. First instance, The Board will send a letter to the homeowner to correct the behavior. In the event the behavior is not remediated, the pet will be asked to be removed from the property.

Mrs. Beal brought up guests who bring dogs to the building, do not know the rules and hence do not follow them. Justin informed everyone that guests are not allowed to bring dogs per the preexisting rules and regulations. Discussion followed. The guest pet policy will incur more discussion at a later date. The Board can modify the guest pet policy and does not require a membership majority vote.

Mr. Jim Shanks made a motion to approve the process with new forms drafted by the attorney to address aggressive dog behavior in the building. Furthermore, moving forward, to enforce the current animal policy stated in the rules and regulations regarding quantity, size, and weight with special attention to revisit the guest animal policy at a later date. Dr. Michael Ruff seconded the motion. All were in favor. The motion was unanimously approved.

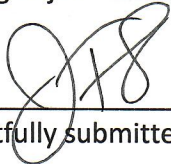
OPEN DISCUSSION

Mr. Wagner mentioned issues with elevator. If multiple occupants get in, the elevator only "remembers" the first destination. Justin will work on addressing it with the elevator company.

ADJOURNMENT

Motion to adjourn by Mr. Jim Shanks and was seconded by Mr. Kim Rosenberg. All were in favor. The motion was unanimously approved.

Meeting adjourned by Mr. Jim Shanks at 2:50 pm.



Respectfully submitted by Justin Thornton on behalf of Dr. Michael Ruff - Secretary