

Thatchmont Association Trustee Board Meeting – August 23, 2016
Meeting Minutes

Attendees – Neil Golden, Susan Gilman, Sandeep Ghael, Liz Leeds, Mike Springer and Vincent Froncek and Sheryl Sarkis (G&G). **Absent** – Stu Rubinow
Homeowner guests – Alec Holliday and Arthur Mattuck

1. **Budget:** Financials reviewed. 348K in Reserves. 10K in Operating budget. We have 9K due the vendor upon final checklist completion of kitchen rehab in 14 Egmont rental apartment. This will be paid out of reserves. YTD, operating at 5K deficit which will be made up over the summer and we are slightly ahead of 5 year/life plan. Mike will review our 5 year/life-cycle plan and prepare update for homeowners at Annual Meeting.

2. **Annual Meeting: SAVE THE DATE – November 1st 6:30PM.** Brookline Library, Coolidge Corner Branch. It is important that homeowners attend and that a quorum is present to vote on business issues. More meeting information, including how to arrange to vote by proxy should you be absent, will be forthcoming.

3. **Annual Picnic: RSVP TO ATTEND – October 1st at 4PM.** The picnic is a great way to meet/greet neighbors, socialize and share in pizza/drinks (provided by the Association) along with shared apps/salads/desserts. If you haven't already, please contact Liz Leeds at liz.leeds@gmail.com and let her know if you are attending, the # adults/children coming and what you would like to bring. Building reps will be contacting you as well to obtain accurate headcount.

4. **Gas Supply Contract:** Our 3 year contract expires 12/31/16. Mike is reviewing contractors to determine if we stay with current vendor or change vendors this season and whether a multi year contract is feasible? Target for our decision is end October.

5. **Roof Decks:** The Trustees have been discussing issues concerning current and future roof decks, and are in the process of formalizing our roof deck policy to better address these issues. After consulting our attorney, Mike Merrill, on proposed clarifications, the Board voted unanimously that the clarified policy will be provided to all homeowners at the Annual meeting and effective immediately, the policy will be shared by G&G (Sheryl Sarkis), with sellers and prospective buyers to ensure a clear understanding of associated responsibilities if a deck is involved.

As a reminder to units responsible for deck maintenance, please be sure spot lights are turned off each evening and consistent with Brookline town ordinance and our handbook, that noise should be minimal after 11pm to 7am as in condos. At all times, noise should be at a sound level so as not to annoy neighboring units.

6. **Storage Bins:** We are in the process of inventorying all basement storage bins for accuracy in ownership/rental payment and have placed a name tag on occupied bins. **PLEASE CHECK THAT YOUR BIN(S) ARE LABELED PROPERLY** and notify

your building rep if that is not the case. The Board recognizes for additional bins, rent collection has not been consistent. **Effective September 1**, units that are renting a bin(s) or paying for a larger than normal bin, will be charged \$20/month consistent with policy. Affected owners will be notified by G&G (Sheryl Sarkis) in advance of collecting payment. Unoccupied bins will be unlocked, cleaned out and will be available for future rental by homeowners. Contact Sheryl Sarkis if interested or if you have questions. Target completion end October.

7. Parking lot re-striping: SEPT 6TH. PLEASE PLAN TO REMOVE YOUR CAR(S) from 8AM-2PM in order for us to re-paint white stripes. G&G will send a reminder notice and will arrange with the Town for cars to park on the street.

8. Email distribution lists and notifications to Thatchmont homeowners:

- G&G business - If you are not receiving BLAST emails from **Client Service at Great North** (new owners of G&G), please check to see that messages from clientservices@greatnorth.net are allowed in your inbox. You should also contact Sheryl Sarkis directly ssarkis@gandgrealty.com with your email to be added to the distribution list. Most recent examples of BLAST were notices re: carpet installation in July and exterior painting and parking lot re-striping in August.
- Thatchmont business - Owner's should also subscribe to the Thatchmont Owners list at www.Thatchmont.org. This list is used to communicate issues that G&G are not involved in and/or for urgent matters.

******* Don't forget, Picnic Oct 1st and Annual Meeting November 1st *******
Hope to see you at both!

Meeting adjourned 8:15pm.