

Thatchmont Trustees Meeting (via Zoom) September 1, 2020

Present: Chris Bolinger, Sandeep Ghael, Neil Golden, Jennifer Havlicek, Alec Holliday, Stu Rubinow; Sheryl Sarkis for Great North

Absent: Mike Springer

Financials: The operating account balance is \$5,000 and the reserves stand at \$565,900. By the end of the fiscal year we will have made all but one month's transfer to the reserve fund.

Our rubbish removal budget for the year has been exhausted. Sheryl is looking into the invoices paid to date, and will report back to the board

Recent water/sewer bills for both buildings were higher than usual (probably due to more people being home all day) but those for 14 Egmont were higher than expected. We will look at 2019 and 2020 invoices and will try to figure out where the extra cost is coming from. A reminder: even a small leak will consume a great deal of water over time. Make sure that your toilets stop water flowing after flushing and that nothing drips in your unit.

Both of our rental tenants renewed their leases for one year. This is particularly welcome as the *Globe* has reported that there are more than 13,000 vacant rental units in Boston.

Sheryl will prepare a 2021 budget and will present it to the Trustees in October for approval.

Old Business

Entrances: New rugs are in the lobbies just inside the inner door. There is still some tile and marble repair to be done, and installation of second and third floor hall lights. We have held off on that because of the pandemic. We discussed whether it is now reasonable to do the work, and decided that we will still not allow outside workmen in the lobbies and vestibules. Even if they wear masks, the issue is rate of air exchange, which is very low everywhere inside the main door. If the virus is present, high air exchange minimizes the risk (why restaurants allowed patio dining well before indoor.)

Landscaping: We will solicit bids for landscape renovation at two or three price points. Once we get a better idea what it is possible to do, we will commission CAD drawings so everyone can visualize what it will look like. For now we will continue maintenance work.

Coronavirus: [From last meeting's minutes] –

With COVID-19 case totals still higher than target levels, it is very important for all of us to always remain cautious.

→ 1) Because of the risk of infection, *anyone coming into our buildings – plumbers, electricians, prospective buyers, privately contracted cleaners, anyone – must follow state guidelines and recommendations regarding mask, gloves, and social distancing.* ←

New Business

Maintenance and repair: Trustees agreed that any maintenance/repair projects that are not necessary will remain on hold, probably for another six months.

Some work does need to be done: The brackets holding back stair railings on 26 Egmont have decayed and need to be replaced/reattached.

The Egmont buildings continue to have problems with smoke detectors, which occasionally chirp or go off. Part of the issue is that there are three different kinds of units, and not all of them have the 10-year batteries that the ones on Thatcher do. The electrician will work on them again, replacing all backup batteries with 10-year ones, blowing out dust (which can cause “chirping”), and doing whatever else is required to get them working properly.

There have been complaints that the A/C unit on the roof of 26 Egmont is very noisy. We need to take decibel measurements to determine actual noise levels and whether remediation is necessary.

Apartment doors: Some of them are quite old and kind of beat-up looking, and some owners have talked about replacing them. If that is done, it is an owner expense. We will explore the cost of replacement doors, and will talk to vendors about favorable pricing if we can get a number of owners to commit to new doors.

2021 budget: 1) Painting exterior window frames will be a high priority project. 2) At some point in the reasonable future the parking lot will have to be repaved; this was last done in October 2006. The projected lifespan of a parking lot is at most 20 years but ours will be less because of the extensive digging and regrading that was required previously; we will assess when the work needs to be done, and if business is slow for paving contractors we will see if we can obtain a favorable price.

Save the date: The Thatchmont Condo annual meeting will be Tuesday, November 17th. You will get a notification from Great North, with a proxy if you're unable to attend. We encourage owners to come to the meeting, and it's important to send in a proxy if you can't.

ANNUAL THATCHMONT PICNIC!! In the park on Saturday, September 12th at 5:00 (rain date Sunday the 13th).

What's different this year: Bring your own food and beverages. Stay at least 6 feet from anyone not living in your unit. Bring masks and wear them when you are not eating.

What's the same this year: A really fun time for everybody. A chance to hang out with friends from the condo, reconnect with neighbors you may not see often, meet new owners you don't know yet, and generally to solidify the Thatchmont Experience!

Stu Rubinow
Recording Secretary