

Thatchmont Trustees Meeting (via Zoom) July 26, 2021

Present: Sandeep Ghael, Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow, Mike Springer; Sheryl Sarkis for Great North

Absent: Chris Bolinger

Financials: The reserves as of today stand at \$622,300; the operating account balance, at the end of the month, is \$9,500. It looks as though we may be somewhat over budget on gas, though under on water and electricity.

Old Business

1. Roof deck: An owner in 15 Thatcher received Trustee approval for a roof deck last September. In April he asked the Trustees for feedback regarding some items in the deck under construction that varied from what was in the September plan. We responded to him at that time. He has now asked for Trustee approval of some changes from the September approved drawing. We discussed each of the items he requested approval on, and have prepared a response for him.

2. Building leak: Several months ago there was a leak in the front of the third floor at 25 Thatcher. That was fixed, but recently an owner said that it appears to be leaking again into their ceiling. The mason checked a stain and said it appears not to be wet, but he will continue to take moisture readings to be sure. And the owners will check existing stains to make sure they are not spreading.

3. Basement rentals: The tenant in 14 Egmont has renewed his lease, with a \$75/month increase in rent. The lease on the 15 Thatcher unit expires the end of August; we will offer the tenant a renewal also with a \$75/month rent increase. The increases keep us in line with other similar rental units in the town.

New Business

1. Air Conditioning: We gave approval to an owner at 26 Egmont to replace an A/C unit that has failed and was apparently defective.

2. Masonry: We approved a budget item to repair the sidewalk in front of 19 Thatcher. People have noticed small problems with masonry in several places. We will do a walk-around with Sheryl to develop a punch list of all issues that need repair, and she will then get a bid for all the work.

3. 😊 Thatchmont Annual Party in the Park!! 😊:

Remember that the date is Saturday, September 11th with a rain date the following day. Your building rep will be in touch with you to find out who is coming, and whether you plan to bring an appetizer, salad, or dessert. (The Association will provide pizza and salad and some beverages.) The party is always fun, a chance to reconnect with neighbors you may not see often. If you miss the party you might regret it until next year!

Stu Rubinow
Recording Secretary