

Thatchmont Trustees Meeting December 15, 2021

Present: Chris Bolinger, Dina Feith, Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow, Sheri Simmons; Sheryl Sarkis for Great North

Financials: The reserves as of today stand at \$673,900, and we have \$24,000 in the operating account. We have paid Carl McQuade \$32,000 with \$65,000 remaining, and we have paid \$28,600 for masonry work. The estimate for the reserves at year end is \$548,000 which is on target with our reserve analysis.

Old Business

Roof deck: The owner building a deck on 15 Thatcher has proposed some changes. After discussion the Trustees decided what we will allow, and we will communicate that decision to the owner.

Rental unit: Work on the renovation is underway. Except for the front two rooms all the flooring and subflooring has been removed and prepared for new flooring. The hardwood floors in the front two rooms will be refinished, and everything else other than the bath will have a matching laminate. Alec Holliday reported that a similar basement apartment in Coolidge Corner, in a condition equal to or slightly less than ours will be when renovated, just rented for \$2800/mo.; that is 34% more than we last charged for ours and is consistent with the rent that was predicted in the payback analysis.

Leaks: We do not have an adequate understanding of the problem. There are a number of possible reasons for the water leaks and they need to be investigated to determine the root cause of this issue. Paul Bruno (mason) has inspected and found cracks, missing grout in concrete, etc. in the parapet. This was repointed in 2009 and should not fail in this period of time. We are awaiting an inspection from the engineer. Richie O’Gryzek from AllStar Waterproofing will inspect the capstone and ornamental concrete. All these inspections will include Thatcher Street as well, though the only leaking problems there have been of a different kind. Sheri Simmons will draft an email for owners explaining where things stand now and what is planned.

Unit doors: Liz Leeds has been leading this effort, and has found it difficult to get workmen to provide pricing. Carl McQuade has looked at several of the doors. His opinion is that in addition to a new door, the frame and threshold need to be replaced; his estimate is \$1500-2000 for each door. Liz said she’s spoken to Marshall at Brookline Locksmith, who doesn’t think the frame would need replacing; he has looked at the doors but has not yet given an estimate after several requests. Once she has an estimate she will poll unit owners to find out how many are interested in replacing their unit door (this is a unit owner expense).

New Business

Officers: The Trustees elected officers for the coming year:

President – Neil Golden

Treasurer – Sheri Simmons

Recording Secretary – Stu Rubinow

Car chargers: Dina Feith has been researching this. She will be developing a requirements list that can be used to understand the costs and benefits of any proposal. Dina noted that there are clearly not enough public charging spots to meet the growing demand. Currently 11% of all cars are electric powered, and the trend increasingly is toward electric or electric hybrid cars. If we were going to provide chargers we would need standard level 2 service – 16 amps. We need to assess the power to each building to see whether we would need an upgrade. We still need to think about the number of charging posts, and allocating costs for the installation and electricity.

The time to do the trenching and laying of electrical conduit would be when the parking lot is replaced. Eversource, which at one time provided some subsidies for installing car chargers, is apparently not doing that any longer. Dina will continue researching how we might provide this service to owners. We also need to obtain a legal opinion as to how the Master Deed deals with this kind of issue.

Stu Rubinow
Recording Secretary