

Thatchmont Trustees Meeting August 4, 2022

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

Absent: Chris Bolinger

Financials: At the end of July the reserve account stood at \$581,100 and we had \$29,050 in the operating account.

Old Business

Parapets: This meeting was called specifically to decide how to deal with the issue of water infiltration on the Egmont Street parapet and subsequent leakage into owner units. This is a short summary of our discussion: Normally, a small amount of rain is absorbed into brick, and sunlight or building heat evaporates it again. On Egmont Street some of the rain has infiltrated farther into the parapet and then into the building. Water that doesn't evaporate goes through freeze/thaw cycles, which hastens weakening of the mortar that holds the bricks together.

This is less of a problem on the Thatcher side because most of our heavy rainstorms come from the north, and the south side gets more warming sunlight. However, the Thatcher parapet will require some maintenance in the next few years.

We have had engineers and masons study the Egmont problem, and their conclusion is that the major cause of the problem is that the mortar holding the bricks together is failing; the parapet is at the end of its reasonable life span and needs to be rebuilt.

EHA Engineering suggested 3 alternatives for repair on Egmont St. with a few choices for some of them. After discussion, the Trustees voted unanimously to approve one of the repair strategies. We will have EHA prepare a detailed spec so that we can put the project out to bid.

When we have decided on a company to do the repairs we will send owners a more detailed description of the problems on Egmont and Thatcher, the ways we are going to remedy them, and how we will pay for the project.

More minor repairs: There is still minor tile work to be done in the lobby of 25 Thatcher, and the concrete walk in front of 19 Thatcher needs repair. Both of these projects were approved some time ago and funding set aside for them, but the repairs have not been done. This is largely a problem of getting the workers to schedule a fairly small (for them) project; Sheryl will be in touch with them to try to move things along.

New Business

Air conditioner: An owner has requested permission to replace a roof air conditioning unit with a newer model. The Trustees were fine with that in principle, but from the specs the unit they were suggesting seemed rather noisy and potentially disturbing to neighbors. We will talk to the owner about the option of a quieter unit that would also cool more efficiently.



Yes, folks, it's that time of year again. Time for the Thatchmont Annual Picnic, the event all of Brookline looks upon with longing and a touch of envy. This year it will be on Saturday, September 17th at 4:30, with rain date a week later on Saturday Sept 24. We have been in touch by email – and will also put a flyer on your lobby door – to confirm dates and give information about contributing food and a small pre-picnic event. As usual, we will provide the pizza and beverages. As those of you who have been to earlier picnics know, this is good fun, good food, good conversation ... a not-to-be-missed event!

Stu Rubinow
Recording Secretary