

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

**Finances:** The reserves now stand at \$573,000, and we should transfer in about \$44,000 before year end. At the end of the year reserves are projected at about \$438,000 after paying items we will owe. We continue to work at understanding the impact of the parapet repair and its effect on our long term reserve plan.

## Old Business

**EV charging:** A couple of Trustees have been exploring options for possible EV charging in our parking lot. A company that works with organizations like ours to plan for electric vehicle charging lost interest in us and stopped responding when they learned we aren't ready to go. Another similar company was more responsive and came to talk with us.

A parking lot the size of ours normally would have two to four dedicated charging spots, which would involve digging trenches behind the existing concrete car stops. At present we have 5-6 Teslas and 2-3 plug-in hybrids parking in our lot, though those numbers will undoubtedly increase over time.

We would need upgrades to our electrical infrastructure. Those, along with the costs of the charging stations, are roughly estimated to be in the range of \$100,000. There is EV infrastructure and make-ready funding available from Massachusetts/Eversource that may cover a significant portion of any such expenses. We are applying for this funding but likely won't hear a response until spring.

The Trustees discussed two issues that could be problematic:

- 1) We apparently need one and possibly two transformers; if two, one for Egmont and one for Thatcher. These are large metal boxes that would likely sit on a 4' x 4' platform. One fairly typical one I found online is described as "optimized specifically for feeding Level 2 Electric Vehicle (EV) Charger applications, where loading varies from many hours of idling, to periods of heavy demand." It weighs 650-800 pounds, has dimensions 32W x 22D x 40H, and produces 47dB of sound. There is apparently no alternative to adding transformers.
- 2) It's estimated that we would need four dedicated charging stations. That means using four parking places that are currently rented. The issues here are a) lost rental income (though revenue could be recouped through EV user fees), and b) we currently rent 12 parking places, ten of them to Thatchmont owners who would most likely not be pleased to give them up.

Clearly we need to do more research on this. We are trying to find residential buildings in Brookline that have already added EV charging to an outside parking lot, so we can talk to them about their experience. *If you know of any such buildings, please tell the Trustees.* Sheryl will also try to find these, and says the Community Associations Institute has published articles on adding EV charging; she will send us the links.

## New Business

**Gas leak:** In August there was a gas leak in 20 Egmont. National Grid made repairs in the street, and they also needed access to the basement for additional work. They reported to Sheryl that they broke the irrigation pipe and repaired it. The next day we found that the main water line was leaking and the irrigation line had not been repaired. When Sheryl inquired to National Grid about billing them for the water line repairs they denied that they broke the line. We have repaired the line at a cost of \$8,000 plus incidental costs. We will initiate a claim to National Grid for reimbursement of the repair once we have all the bills.

**Center parking:** One of the 15 Thatcher renters has told us that she is taking a course this month, and for two weeks will need center parking overnight. She says she is willing to pay \$150 (our regular monthly parking fee) for the parking. The Trustees approved the request, and decided not to charge her for parking as they have been excellent tenants.

**Railings:** A 15 Thatcher resident who is recovering from a serious accident will need a second hand rail on the other side of the vestibule, from the outer door to the lobby door. We have an estimate of \$500-700 to install it and upgrade the existing rail. The Trustees approved unanimously.

Stu Rubinow  
Recording Secretary