

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

Absent: Dina Feith

## Old Business

**EV charging:** We have preliminary estimates on the cost of bringing in EV charging and are looking further at the power requirements and need for transformers. From our budget projections it looks like we could manage the cost of EV chargers even if we did not receive the subsidy from Eversource. We did not put that expense in the budget, but have considered it in our planning. There are still a number of issues that must be addressed before we can decide to either proceed or not.

**Gas leak:** To initiate a claim against National Grid we need to have all receipts for repairs. We have the one for repairing the water line and are awaiting a receipt for the irrigation line repair. We authorized Sheryl to do the landscape repair in front of 20 Egmont, and we'll get that receipt as well.

Sheryl thinks National Grid will contest the claim. They acknowledge breaking the irrigation line but not the water line. They've also said they did not enter the building, but that's not true – they did, at least to re-light the pilots. In all of our communication with them from now on we will cc: the Brookline Building Department, because utilities don't want to be at all on the town's bad side since they do a lot of work here.

**Masonry:** The outside front steps at 19 Thatcher have cracks that still need repair. Sheryl says the mason knows about them and is coming to fix them.

## New Business

**Budget:** The Trustees spent some time reviewing the 2024 budget and projections for the future using several different scenarios for revenue and expenses. Some of our costs (insurance is one example) keep increasing faster than the rate of inflation. And we need to keep the reserves up to cover any unpredictable major loss. For example, the boilers are 41 years old and well past their design life of 25 years. Boilers have been known to last substantially longer and we seem to have won that lottery. The replacement cost is estimated to be \$150,000. We will communicate 2024 budget information to owners in advance of the → **annual meeting on November 15 at 6:30** ←, so that you have a chance to

review the numbers before discussion at the meeting. The annual meeting will be held via Zoom. The link for joining the meeting is <https://tinyurl.com/37szykh9>

Stu Rubinow  
Recording Secretary