

Thatchmont Condominium Association – www.thatchmont.org
Management contact – Larry Sawyer – 617 254-3100 (24 hours)
Annual Meeting – November 14, 2002

Trustee's Ralph Memolo, Stephan Deibel, Neil Golden, Enrique Tamayo, Karen Hobman, Deborah Lindeman and Larry Sawyer for Sawyer Management.

- 1) Stephan reviewed the accomplishments for the year;
 - Appointed a new management company
 - Reappointed both buildings at a very reasonable price
 - relocated the sensors for the heating system to improve comfort and reduce expense
 - lowered heating oil cost by better purchasing of this item
 - repaired all roof leaks after several years of persistent problems
 - improved the landscaping in front of both buildings
 - termite removal in the Egmont Building
 - arranged for improved cleaning service
 - added lights and switches in the basement area
 - cleaned out the basements
 - held the reserve fund at \$50,000
- 2) Elections for new trustees were held. Elected were:
 - Karen Hobman (25 Thatcher)
 - Arthur Mattuck (19 Thatcher)
 - Neil Golden (15 Thatcher)
 - Tom Nelson (trustee at large)

continuing trustees

 - Karen Lindeman (26 Egmont)
 - Ann Lammers (26 Egmont)
 - Stephan Deibel (14 Egmont)
- 3) The trustees approved a budget for next year that includes a 3% increase in condo fees. We anticipate that the rental unit on Egmont St. may be vacant for some time as the tenant plans to leave at the end of December. The unit will be updated prior to rental. **If you know someone who is interested in renting our 2 bedroom apartment please have them contact Larry Sawyer.**
- 4) The Trustees have a 5 year capital improvement plan. Based on the plan and current assumptions, we should have sufficient cash to perform all anticipated projects, but this will delay any repair to the parking lot for 5-7 years.
- 5) Year end financials with the working copy of the 5 year plan will be sent to all owners in early January.
- 6) Owners are reminded that they can send e-mail to all electronically enabled owners by visiting www.thatchmont.org. Please visit this site to sign up to be on this list or to send an e-mail to all other owners.

The next Trustee meeting is Tuesday Jan 7 at 19 Thatcher St Unit 1.

Neil Golden