

Thatchmont Condominium Association – [www.thatchmont.org](http://www.thatchmont.org)  
Management contact – Larry Sawyer – 617 254–3100 (24 hours)  
Trustee Meeting – May 7, 2002

Board Attendee's: Zoe Allen, Stephan Deibel, Ann Lammers, Deborah Lindeman, Ralph Memelo, Neil Golden, Enrique Tamayo, Larry Sawyer for Sawyer Management was unable to attend

Note: The minutes combines discussions at the Trustee Meeting and follow up discussions with Larry Sawyer

- 1) Tom Nelson, a new owner on Egmont St. introduced himself to the Trustees.
- 2) **Save the date:** Saturday September 14<sup>th</sup> for the Thatchmont Association picnic (rain date on Sunday) Enrique Tamayo is coordinating the party.
- 3) A termite inspection revealed that we have termites in 2 window sills on opposite sides of the Egmont St. building. The board agreed to proceed with termite treatment to the building. The cost is under \$5,000. They will be using a chemical called Fipronil. A notice will be posted prior to the work.
- 4) The leaks on all of our roofs should be fixed at this time. Owners should report any new leaks.
- 5) Sawyer Management has a verbal quote to repair the masonry on both buildings and caulk the windows where the masonry and wood meet. A big source of cold air into units with new windows is the space between the brick and wood window frame. The cost is \$18,000. He will be getting this in writing and we must verify that it covers the work we need before proceeding.
- 6) Larry Sawyer discussed with Commercial Cleaning using some of the time they spend at our property to clean the marble. He will develop a schedule with them. If it will take too long, we will determine what the extra cost would be to have them come in and do a cleaning blitz or save the money and have the work done over an extended time period.
- 7) Sweeping of the sand in the parking lot has been schedule in addition to having the curb stones repositioned to their correct locations. This has been delayed by the contractor.
- 8) We have a list of people parking in most spaces. **If you park in space 0, 2, 8 or 13** you must notify Larry Sawyer. We may begin towing cars parked in unauthorized spaces.
- 9) Landscaping remains a problem for the Board. We have interviewed several people at this time, but we do not have a comprehensive plan. Several trees on Egmont St. have a virus and we will be treating/removing them immediately. At the same time, we will have several trees in front and in the parking lot trimmed to reduce the risk of tree limbs falling on cars. It is likely that we will embark on an aggressive pruning program to give plants some individuality and “elbow” room.
- 10) Control of the heat in the buildings continues to be a problem. Every radiator should have an adjustable air valve on the end opposite the floor valve that works. When set to their lowest setting, the air valve should not hiss and the radiator should remain cold. As the valve setting is increased, the radiator should gradually heat up when the furnace is calling for heat. By adjusting the air valves on each radiator, owners should be able to obtain a comfortable temperature within their unit.
- 11) Tom Nelson volunteered to be the Thatchmont Liason to the Trustman House Apartments. He can be contacted at 617 292–3217. Enrique Tamayo offered to organize the picnic, Neil Golden will focus on obtaining a Landscape plan, and Stephan Deibel will coordinate developing a 5 year plan.

The next board meeting is scheduled for June 17 at 7PM 15 Thatcher St. #3.

Neil Golden