

THATCHMONT BOARD MEETING – January 27, 2009

Trustees Present: Neil Golden, Ann Lammers, Sarah Leaf-Herrmann, Arthur Mattuck
Absent: Lars Liebisch, Rosemary Trainor

G&G Management Representative: Sheryl Sarkis

Status of Board Representatives

Paul Tempest resigned from the Trustee Board effective Jan 8, 2009, due to personal reasons. The bylaws permit the Trustees to replace any vacancy if, after 30 days, a majority of the unit Owners do not vote for a replacement.

If owners wish to nominate a Trustee, they must bring it to the attention of the Trustees prior to their next scheduled meeting on March 12.

G&G Management News

Our representative from G&G Management, Peter DeForge has resigned to join his family's business. Our new contact, Sheryl Sarkis, is eminently qualified, with more than 20 years experience in managing buildings in Brookline and Newton. She formerly worked with Steve Wholley at Meredith Management Company.

Please note: in case of emergency, DO NOT EMAIL G&G. Email is not monitored continuously or outside of business hours. Call the Emergency Number at 781.455.6565. There is an answering service that will relay your message outside of regular hours for quick response.

2008 Budget Update

In 2008, we had projected our operating expenses as \$248,628. We spent \$254,676 or \$6,048 more than budgeted.

In the reserve account we spent \$14,619 to repair termite damage and refurbish the basement rental apartment. In addition, we spent \$17,000 to repaint each building's entrance, foyer, and interior hallways.

Renovated Apartment – Rental Status

The newly-renovated rental apartment has been rented.

Masonry Project Update

The Trustees researched two firms in additional detail out of the five firms interviewed for the project.

Bid from Cubellis

Neil spoke to Dan McLaughlin by telephone who had submitted a proposal to review the entire building envelope (masonry, roofs and doors). Cubellis did not offer to visit the site to see the buildings and meet with the Trustees for a property tour. In our research we felt that they were a large firm geared for larger projects than ours.

DM Berg Site Visit Results

Tom Heger, President of DM Berg Consultants, recommended taking apart several windows including ones that appeared to be good and others that were bad – to understand the extent of internal and external damage. He was not sure at this point if full repointing was necessary. He did say that where the masonry was lifted, that section of wall most likely needed to be rebuilt and reattached to the interior masonry.

Masonry project Next Steps

Based on proposals submitted, reference checks, and the onsite meetings with the Trustees, the Board has decided to commission Tom Heger of DM Berg for Phase I. His references told the Trustees that he is responsive, experienced, and reliable. He is the son of the owner of Simpson, Gumpertz and Heger, the company widely considered to be the “Gold Standard” of engineering.

The construction manager at Dexter Park uses Simpson, Gumpertz and Heger at that facility and Tom Heger on a project at her personal condominium association. The Trustees were impressed with his experience as evidenced at the site tour and felt that his style and manner was compatible with us.

His proposal divided the proposed work into three phases as below:

Phase I – estimated at \$12,000

\$7,000 in engineering fees to conduct a comprehensive survey plus an estimated \$5,000 in lift rentals and masonry work to take apart sample windows and lintels to learn extent of damage

Phase II – estimated at \$16,000 depending on the results of phase 1

To create design specification, meet with potential bidders and assist the Trustees in selecting a course of action.

Phase III

Supervising the work. Cost to be determined when the extent of work is determined

Tom is expected to be onsite for several days during the week of Feb 23 with a man lift and mason as well as conducting additional field observations the week of March 11. Tentatively, he expects to be able to deliver a preliminary report to the Trustees by early April.

Next Meeting

March 12 at 6:30pm, location TBA

Sarah Leaf-Herrmann
Recording Secretary