

Thatchmont Board Meeting – May 28, 2010

Trustees: Neil Golden, Lifei Guo, Sarah Leaf-Herrmann, Arthur Mattuck, Victor Samarov, Michael Springer, Rosemary Trainor G&G Mgmt: Sheryl Sarkis

Trustee Replacement

Victor Frank resigned in April as trustee, due to the pending sale of his unit 20 Egmont #1. After the 30-day waiting period prescribed by the by-laws, Michael Springer (20 Egmont #2) was unanimously elected by the trustees to fill out the remainder of Frank's term, and was present to take on the position.

Financials

1. Current situation Sheryl reported that at the end of May the **reserves** stood at 185.7K, increased from the 140K reported in January. Otherwise, nothing unusual was reported.

Income: The basement apartment at 14 Egmont is rented only to Jan. 1. Lifei indicated that he might have prospective tenants for next year, associated with his hospital.

(Note: it looks like there are several vacant **parking spaces** at the lower end of the lot. Please look out for excessive tandem-parkers who should be renting a second space.)

- 2.** Neil presented in outline a **five-year plan** for capital projects. The major projects envisioned were
- steady replacement of roofs at the rate of one half-roof/year (20K) (possibly two this year);
 - exterior painting, replacing rotted sills: about 50K
 - painting back inside stairwells
 - replacement of some roof penthouses in poor condition
 - phase 2 of masonry repointing would start after 5 years.

Financing: Throughout this period, 40K (in current dollars) would be added to the reserves each year. Operating on the pay-as-you-go principle, the plan tentatively calls for an 8% annual increase in condo fees (3% for inflation + 5% real increase).

At the end, reserves would stand at 57K, a low figure.

Discussion centered principally on the 8% annual increase, which a majority felt was too low, and recommended 10%, which could be lowered in any given year if desirable. Others advocated setting the increase annually, based on the perceived short-term need. The numbers will be recrunched and options presented at the next meeting.

Old Business

1. Two Half-roofs 25 Thatcher: Leaks have been reported over recent years from both halves into the top-floor units underneath. Over #5, the insulation layer below the rubber membrane is watersoaked; on the penthouse, it looks as if the skylight, door, and metal cladding need replacement. The insulation would be replaced with a thicker 2" insulation to reduce heat loss.

Over #6, it was less clear what was needed; the tentative suggestion was to try replacing the penthouse door and raising its threshold to see if that stops the leaks.

Two bids were obtained for the work on #5. Since the meeting, the roofs have been re-inspected by one of the bidders, with Neil, and his opinions will be included with the minutes of the next trustees meeting in two weeks.

2. Masonry leaks from the earlier April and May storms. 14 Egmont #5 reported leaks on the north side; the lintels need replacing, with accompanying masonry repointing. In general, lintels that were replaced during the project with accompanying repointing have not leaked; the reported leaks have all been from lintels that were replaced without repointing above them.

3. **Insurance claims** for damage from leakage in item 2 above. The basic facts are these:
- a) The Association's insurance policy carries a 5K deductible, for which the Association is responsible, the trustees agreed.
 - b) Insurance allowed (rounded figures):
 - 11 unit-owner claims plus 2 Thatchmont common-area claims: 25.7K
 - 10% overhead and 10% for contractors' fees: 5.14K
 - Subtract the 5K deductible; total reimbursement: about 26K

The question is how to divide this up fairly among the claimants (including Thatchmont itself). Most unit-owners have a homeowner's policy carrying a \$500 deductible; some have less deductible, but the trustees agreed that \$500 is the maximum that should be taken into account – those with more deductible have taken on an extra risk for which the Association should not be responsible.

Neil agreed to draft a proposal, which the trustees will take up at the meeting in June.

4. **Back stairwell handrails** The trustees approved a revised bid from Lou's Welding for about 2K to install 4 top-to-bottom handrails, one on each side wall of the double outside back stairwells to the basements at 15 - 19 Thatcher and to 19 - 25 Thatcher. (The other back stairwells already have them, or do not need them.)

5. **Landscaping damage** The masonry company agreed to pay 3K for damage to the street-side landscaping. The damage to very large shrubs only Mother Nature can fix. For the small yew damage, the trustees accepted a bid for less than 2K from General Landscaping to replace 10 damaged or now-missing hedge yews on Thatcher St., and plant 5 previously purchased privet-hedge plants on Egmont St. (These are now in place.)

6. **Crack sealing in parking lot** It was decided just to fill cracks, and not spread sealer over the whole lot, which would require repainting the white markings, be of doubtful utility, and raise the total price to 5K. Two bids were received; a U.S. Paving bid for \$1350 was approved.

7. **Exterior painting and sill-replacement** Bids were received for 54.7K (discounted to 49.5K), and for 56.3K. The work specifications were not identical; the companies had differing views on what would be needed.

New Business

1. **Renovations at 20 Egmont #1** The new owner Rosa Grinberg submitted a proposal to renovate a bath/laundry room, and a request to have a refrigerator in a basement storage room below the unit, operating on electricity from the unit. The proposal was approved.

2. **Next meeting** Tues. June 22 6:30 Location TBA.

The meeting set some kind of record in the Secretary's experience, having lasted for three hours, without any perceived time-wasting or temper-losing.

Arthur Mattuck
Recording Secretary