

Thatchmont Trustees Meeting – July 2, 2014

Present: Neil Golden, Jennifer Havlicek, Arthur Mattuck, Stuart Rubinow, Nick Yoder; Susan Gilman
Absent: Mike Springer, Sheryl Sarkis, Mgmt.

Elections

Trustee Andrew Liteplo (14 Egmont #5) resigned in June, since his family is moving to S. Brookline. Susan Gilman (14 Egmont #6) has prior experience as President of a homeowners association and expressed interest in the vacant position. She was invited to attend the meeting, and unanimously elected as Andrew's replacement until the next Annual Meeting in November.

Old and New Business

1. Financial Report Since both Sheryl and Treasurer Mike Springer could not attend, this was omitted from the meeting, and will be handled by e-mail.

2. The masonry at 14 Egmont needs immediate attention. The east (driveway) wall is leaking, and some of the capstones along the top are failing. Bids were obtained from three masonry companies, and the one from B&M, who did our large masonry job a few years ago, was unanimously selected. They will repoint the wall except for the top 6 feet which was done before, replace 25 bricks, fix the failed capstones and the adjacent concrete band along the top, for about 29K.

3. The work outlined in the previous minutes, restoring our **cracked columns and leaking front porticos** has now been completed, by Fitzgerald.

Still to be taken care of to restore our front entrances is the **front door repainting**. On the six front doors Neil painted swatches of a new red and a green that were considered digitally at the last meeting, but the trustees decided to go with the red color we now have, which harmonizes well with the brick. The gas venting panels (including the metal vents) at 14 Egmont and 15 Thatcher, and the nearby white basement window panel at 14, will be painted the same color as the front doors.

4. The parking lot **asphalt pavement** has cracks, which need sealing to prevent water getting in and freezing during the winter. The trustees voted to accept a bid of 2K for this work, but decided the pavement did not need yellow restriping and renumbering at this time.

5. The metered **gas fuel consumption** shows puzzling anomalies: the consumption for the Egmont building is for four of the first six months of 2014 much higher than for the Thatcher building. In addition, the consumption for the Thatcher building seems to vary too much from month to month.

To begin with, the meters will be checked to see if they are calibrated correctly.

The overall water consumption for the two buildings seems comparable and normal.

6. Illegal trespassing on the roofs of Egmont by the residents of 26 Egmont #1 and their guests continues. The non-resident unit-owner has been fined several times over the years for the illegal behavior of his tenants. The fine is increased \$100 for each new incident.

The most recent group of four infractions on the same day was by a group of around 5 individuals who trespassed on their half-roof in the afternoon (which has no roof-deck), another group of around 5 who trespassed there in the evening, then trespassed to the roof-deck on the adjacent half-roof, and proceeded to have an open-flame barbecue there in violation of Brookline fire regulations.

The trustees voted to impose on the unit-owner the maximal fine for each of these four successive violations of our rules and regulations by his tenants and their friends and guests.

Letters of apology from the tenants were received, but similar letters have been received before, from the same and from earlier tenants. The Trustees view **unit-owners as responsible for both communicating condo rules and regulations to tenants and for the subsequent behavior of same**. The fines are imposed therefore solely on the unit-owner.

7. The Trustees approved plans for the construction of a **roof deck by 20 Egmont #5**.
8. The Trustees deferred a decision on the rents of the **two basement apartments** for the next rental year until Management obtains information about current rental rates.
9. Recently this year there have been **Thatcher basement hot-water pipe leaks**, and two extensive sections of pipe in 15 and 19 have had to be replaced.
10. **September Picnic:** Sat. Sept. 20, rain date Sept. 21. Notices by Stu Rubinow will appear shortly on our glass doors.
11. Next Trustees meeting TBA: early September.

Arthur Mattuck
Recording Secretary

New Unit-Owners: Vincent and Caitlin Froncek — 26 Egmont #6