

## Thatchmont Trustees Meeting      June 22, 2015

Present: Vincent Froncek, Susan Gilman, Neil Golden, Elizabeth Leeds, Arthur Mattuck, Mike Springer, Nick Yoder  
Absent: Sheryl Sarkis, Mgmt.

### Financial Report

1. The good news is that our **Reserves** by the end of the summer will be about 100K larger than our **Five-Year Plan** expected them to be.

Explanation: Though our snow removal expenses for this year were 50K over budget, the current Phase II masonry project is coming in about 150K under the Five-Year Plan capital expenditure budget. (There is some uncertainty – it might be more like 140K; see below.)

As a result, we should be in a couple of years on a stable course with a 50-year plan, which aims for a reserve large enough to provide for long-term capital expenses, like roof replacement on a 20 year schedule, or heating and masonry work over longer time periods.

2. 14 Egmont basement unit has been rented.

### Old Business

1. **Masonry Project** The Egmont side was completed in mid-June; work on the Thatcher side is expected to last until mid-August.

More replacement bricks are being needed for the Thatchmont side than expected, and possibly some lintels also; this will raise the cost somewhat, since the basic cost only covers mortar replacement and an expected number of bricks. (The parking lot side of Thatcher and the street side of Egmont bear the brunt of the Nor'easter storms.)

Thatcher residents are reminded to **keep all rear windows closed** during the hours 8-4 of masonry work, to avoid masonry dust entering; **clean sills** before opening windows after hours. Also, **park cars 3 feet back from the concrete bumpers** during masonry work hours.

2. **19 Roof Replacement** is now completed on both half-roofs. Plans for new roof decks for both halves have been approved (by earlier e-mail), but construction is being postponed until testing for leaks in the two half-roofs is completed (none so far). The penthouses have been reclad, with new doors and doorsills to prevent leakage over the door thresholds.

The damage to the top floor ceiling of 19 Thatcher #5 caused by leaks in the old roof is being repaired for around 1K.

3. **Central air-conditioning.** The unit-owner at 14 Egmont #5 was present at the meeting; he recently installed a "split A/C system": condenser on the roof, evaporating air-coolers in selected rooms; with a central interior pipe from the condenser branching out below to the individual pipes to those rooms.

The Rules and Regulations in the Handbook allow only for external pipes from individual rooms to a roof A/C. The trustees had approved in advance this installation, which does not require unsightly exterior pipes, only a central pipe exiting to the roof condenser through the roof penthouse wall. Since the central pipe runs in a corner of the back stairwell, it will be a good route for lower floors wanting a similar A/C system.

The Rules and Regulations are being rewritten to reflect this new admissible arrangement.

4. A request for a second handrail for the outside back upper stairwell at 26 Egmont was discussed briefly and tabled.

5. The annual **Fall Picnic** in Knyvet Park (across from Thatcher St.) is a good way to meet neighbors and new unit-owners, for small kids to make friends and play dates, and their parents to compare notes. Thatchmont provides pizza, salad, and drinks; unit-owners appetizers and desserts.

This year it will be **Sat. Sept. 19**; rain date Sun. Sept. 20.

**6. Breaking down cartons for recycling.** New unit-owners often have new furniture and appliances shipped to them, and increasing numbers of existing unit-owners are shopping online; as a result, the number of empty cartons showing up at the dumpster has increased. Unit-owners are asked to:

- a) recycle them: don't throw them into the dumpster;
- b) break them down flat; don't put non-recyclable stuff in them (like styrofoam packing);
- c) put smaller flattened cartons into the barrels; larger flattened ones between barrels.

The two or three unit-owners who have been breaking down cartons left at the dumpster by their neighbors are getting battle fatigue; recycle cartons properly after you drag them to the dumpster.

### **7. Center and tandem parking.**

The combination of masonry work and roof replacement (with its dumpster) produced a crisis in central parking over the last couple of months; regular weekend visitors to a rented unit added to the troubles. This has abated now, but the problem is a recurrent one.

There was a long discussion, about how to reinforce short-term overnight tandem parking for visitors and best manage center parking (day and night), to be sure residents have access to their cars in the event center-parked vehicles are blocking them, or emergency vehicles need to get through.

The trustees are looking into a proposal to formalize the current – largely neglected – requirement to display on the dashboard of a center-parked car a legible notice with needed information about it.

The proposal calls for each unit to have an official laminated sheet having the condo parking rules and spaces for their visitor to use a black marker pen to write the requested information; this would be placed on the car's dashboard. It would be somewhat like the guest parking permit given to residents of Cambridge and places in Boston where street-parking permits are required; residents would give the permit (suitably marked up) to a guest to display on the vehicle, and hope for its return; contractors would get them also under some conditions.

Since this project is just getting under way, unit-owners are likely to question how it will work with various scenarios, and the agreement and cooperation of the unit-owners would be needed if it is to work. The trustees are looking now at drafts of the proposed permit. Unit-owners can expect further e-mail about it to the unit-owner's list.

The Rules and Regulations about parking are also being looked at for changes that would be desirable or that the proposal would require; there were proposals at the meeting to include the possibility of fines and requiring permission of a Trustee for exceptions to no-overnight-center-parking.

## **New Business**

**1. Front lobbies, front and back interior stairwells.** A few years ago, new gray carpets were put into the lobbies, and the front lobbies and stairwells were painted. Questions were raised at the meeting about the current appearance.

- a) Sheryl will obtain a quote for cleaning the carpets.
- b) Trustees and/or their designated inspectors will assess and report on the condition of the paint on the walls of the two stairwells.
- c) They will also look at and report on the woodwork in front (i.e. the 3-floor railing). It takes a beating from movers, but scraping and refinishing it would be expensive.

**2. Unneighborly visits.** A trustee commented by e-mail and in person about the behavior of some residents of the Egmont St. Housing Project: putting their trash in our dumpster, parking in our driveway while waiting for their friends, pot-smoking in the external stairwell behind 26 Thatcher. The individuals were spoken to and sometimes police notified. The latter is important for building up cases for the Brookline Housing Authority (which manages the project) to act on.

Arthur Mattuck