

## Thatchmont Trustees Meeting      Sept. 2, 2015

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

### Financial Report

1. Sheryl reported that our Operating Account has 12K.

Spending on the 2015 Budget has been normal, except for snow removal (about 50K over budget, from last winter's snow piles).

2. **Reserves** are currently 257K, after paying for the Phase II Masonry Project.

**Phase II Masonry:** 208K total

3. **5-year plan:** Mike reported that our reserves are still ahead on this, since it budgeted 300K for the Phase II masonry.

The two main projects looming over the next five years are an updating of our fire alarm system (120K) and at some point the final Phase III masonry.

Our current regular monthly contributions to the reserves should handle these, plus other smaller capital expenditures.

### Old and New Business

1. **Phase II Masonry Project** This was completed a week ago. All the brick facing the parking lot, and the brick on the end walls facing Amory St. has now been repointed. (The topmost part of this was done in Phase I, which repointed the top six feet of brick wall around all sides of both buildings.)

17 parking-lot lintels on the Thatcher building were replaced, and 190 sq.ft. of surface brick was replaced. These were add-on items expected but unpredictable in the original estimates.

Still to be done in Phase III several years down the road, after our reserves are built up sufficiently, are the walls facing St. Paul St. and the portions of the street sides of the two buildings not done in Phase I.

2. The new **Central Parking Lot Permits** to be displayed in visitors' vehicles, created and distributed – two per unit – by Susan Gilman (with suggestions from other trustees), are being used. This is a relatively quiet time in the lot; further tests will come when renovators and workmen show up or holidays are upon us.

The parking rules have been rewritten and posted on the Thatchmont website in the Rules and Regulations section of the Handbook.

3. **Front lobbies and stairwells** for all six entries were inspected in a climb-through, as a result of which the recommendations were:

**Wall paint** is generally satisfactory; only a few touch-ups are needed here and there.

**Woodwork** needs work – sanding and staining the handrails, replacing missing or damaged handrail caps, refurbishing inner front doors (often damaged by movers).

A quote of 11.2K was obtained for this work, which the trustees approved. The work will probably take place in early 2016, during the post-holiday slump.

**Hexagonal-tile floors/landings** at each turn of the staircases and in the outer lobbies are showing dirt, especially near the edges, and will be cleaned in all buildings at each level.

Removing the stains on the marble staircases is an elaborate and costly process, and is not being considered at the present time.

4. The troublesome unit 26 Egmont #1 was finally sold; e-mail permission was given to the new unit owners to strip wall surfaces as needed to determine wiring and plumbing layout, in order to plan subsequent renovations. A dumpster in the parking lot is receiving the debris.

**5.** The basement at **20 Egmont** is getting clogged with non-permitted stuff like discarded furniture and exercise equipment which has been there for a long time. The owner will be given a deadline to remove it, or the Association will and bill the account.

**6. 2016 Budget and Annual Meeting** The Annual Meeting will take place on **Tues. Oct. 27** at the Coolidge Corner Library. The 2016 budget will be prepared by Sheryl and e-mailed to the Trsutees for comments beforehand and vote at the trustees meeting just before the annual meeting.

Since we seem to be on target with the reserves and the five-year plan, it seems likely no increase in the monthly condo fees will be made for 2016.

**7.** The annual **Fall Picnic** for unit-owners, tenants, and their families, is scheduled for Sat. Sept. 19, 4-7PM (rain date Sun. Sept. 20) in Knyvet Park opposite the Thatcher St. building.

There will be games for kids. G&G Mgmt has kindly offered to support the pizza and juice/soda drinks; the Association will also provide salads.

As the date approaches, the organizers will need to have an approximate head count to order the food. They are

liz.leeds@gmail.com   jenny.m.tam@gmail.com   nicholas.yoder@gmail.com

Please RSVP to their e-mails as soon as you know whether you and your family will be able to make it, and if yes, if you will bring an appetizer (dips, raw veggies, weather-safe canapes,...) or a dessert (cookies, cupcakes, fruit, ...). It's OK to come empty-handed too, who will know?

You can also RSVP the information to the trustee in your building, who will transmit it to an organizer. Your trustee is licensed to become proactive if you haven't been heard from.

Think of it as a good opportunity to meet your neighbors, have fun with and perhaps make play dates for kids, and generally enjoy the park, food, and the outdoors.

Arthur Mattuck  
Recording Sec'y

Welcome to the new owners of 26 Egmont #1:   David Selbowitz and Agnes Lesicka