

## Thatchmont Trustees Meeting January 6, 2016

**Present:** Vincent Froncek, Sandeep Ghael, Neil Golden, Stu Rubinow, Mike Springer  
Sheryl Sarkis for G&G

**Election of officers:** The Board elected officers for the current year.

Neil Golden – President

Mike Springer – Treasurer

Stu Rubinow – Recording Secretary

**Finances:** Sheryl reported that our reserves now stand at about \$348K, which is on target. The operating account has about \$15K. This latter number is somewhat low but typically so for this time of year, when we're well into paying heating costs.

**Condo fee payments:** Good news, there will be no late charges for January as the coupon books were delayed in arriving. G&G has changed their bank to Community Association Bank. If you pay your fee electronically your account will not carry over to the new bank. Please read carefully the information that came with your coupon book. You will need to set up a new account with the new bank and enter numbers from the payment coupon.

### Old Business

**1. Carpeting:** Last fall the Association decided to replace the worn and stained carpet in the lobbies. Alec Holliday (19 Thatcher), who works in commercial real estate, brought a number of carpet samples and information about fibers. The choices are wool, nylon, or a nylon/polypropylene blend. Wool is more than twice as expensive as the other fibers, but looks good for a long time and is most durable (think: 100-year-old Oriental rugs). Sheryl also had a number of samples, and cautioned that wool carpet is problematic in areas like vestibules where it might get wet, because it tends to shrink. The carpeting should last a minimum of ten years. The Board reduced the choices to two, and Sheryl will get firm pricing to do all six lobbies.

**2. Building security:** Last fall we had problems with thefts and neighborhood youths loitering in the parking lot and stairwells. After talking with the police we have installed new lighting in stairwells and have put up new signage about parking and trespassing. We won't know till warm weather in the spring whether these are effective or whether we will need to consider further measures.

### New Business

**1. Woodwork:** The refinishing project for newels and handrails is complete on Thatcher and well underway on Egmont – should be done within a week or so. People generally agree that there is a clear improvement and the stairways look much better.

**2. Tile cleaning:** This was less satisfactory. We had someone clean tile in the outer lobbies and landings, but the consensus was that there was little visible difference. The tile looks a bit better in large areas, but not along the edges. Doing a really thorough cleaning is possible but would probably be too expensive to justify.

**3. Roofs:** We still need to replace three roofs – both halves of 26 Egmont and the even-numbered side of 20. This gets complicated: there is a new and slightly more expensive kind of roofing material that one roofer thinks will soon be required by law and another roofer thinks is just another option. Also, one of the vendors bidding says that there should be a protective layer between insulation and roof to keep from compressing the insulation when people walk on the roofs; our roofs till now have not had this. [The new material is called TPO. If you're a true roofing geek, check this: [http://www.westernroofing.net/TPO\\_Report.html](http://www.westernroofing.net/TPO_Report.html) ] Sheryl will follow up to get a) firm quotes from both vendors, b) more information on materials and legal requirements, c) details about an extra layer, and d) information about length of warranties and what they cover.

As a quality check on installers, the roofing materials manufacturer has to inspect and sign off on the work to activate the warranty.

**4. Heating:** This is perennial old and new business this time of year. We're working to adjust the furnaces so the buildings close to them aren't too hot and the farther ones aren't too cold. It's an annual issue. As an added complication this year, we received as an energy conservation incentive two free heat timer controls for the steam generators. We are adjusting them to the requirements of our buildings and seem to be close to the best that can be done.

**5. Safety - THIS ONE IS IMPORTANT!:** Some owners have been using back stair landings to store personal items. Understandable, but a really bad idea: units need two means of egress. So (change of font for emphasis) **the back stairways must be completely clear from cellar to the roof door.** You have a grace period until February 1<sup>st</sup> to remove personal stuff; after that the Association may impose fines...just to emphasize that this is a critical safety issue for all of us.

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## THANK YOU!

Over many years Arthur Mattuck, in addition to being our superb Landscaper-in-Chief, has served on the Association's board, and for the last several years he has provided us with minutes of the meetings. Thanks to him we have been kept informed about issues affecting us all, with clarity, thoroughness, and at times engagingly dry wit. A large thank you, Arthur – we greatly appreciate all you have done (and continue to do) for the condominium.

Stu Rubinow  
Recording Secretary