

## Thatchmont Trustees Meeting June 13 and 28, 2016

**Present:** Vincent Froncek, Sandeep Ghael, Susan Gilman, Neil Golden, Liz Leeds, Stu Rubinow, Mike Springer

Sheryl Sarkis for G&G (6/13 only)

**Finances:** Sheryl reported that our reserves stood at about \$325K at the beginning of May, which is on target. There are still outstanding bills to be paid, for roofing and rental unit renovations (see below), so the June balance is closer to \$275K. The operating account is down a bit because of a large insurance bill. The Amory condos owe us for snow plowing and trash removal, but have said they will pay very soon.

### Old Business

- 1. Carpeting:** New carpeting will be installed in the lobby of each building in mid-July.
- 2. Meeting minutes:** Based on recommendations by several condo organizations, we discussed what should be included in the minutes to make them useful to owners and an accurate record of Trustee actions. The only noticeable change is that from now on, when a vote on an issue is less than unanimous, the minutes will report which Trustees voted for each alternative. The first example of this is below.
- 3. Roofs:** The rubber roofs have been replaced on 26 Egmont. There has been some question about the quality of the installation on this roof and a couple of others installed by the same roofer. He came over to re-inspect and agreed that there is a problem on 26 (even # side) that causes water not to drain in one area; he will fix it soon. All newly-installed roofs are examined by the roofing manufacturer before issuing a warranty, so we can assume the roofs for which we have warranty have passed that inspection. Nevertheless, we will ask them to come back and re-examine the roofs that have been done in the last couple of years.
- 4. Roofs - more:** Some trustees thought there were supposed to be second drains added when roofs were replaced, as a backup in case the primary drain clogs. The roofer said he never agreed to that. Installing a second drain, at the time of re-roofing or after, is not a simple or inexpensive job at all. Sheryl will check on whether a second drain was included in our Request For Bid, or in any of the bids we received.
- 5. Roof decks:** The Trustees had a long discussion about decks; until now roof deck "policies" have been somewhat informal, guided by items in the owner's handbook and master deed. This has worked pretty well, but we need more complete rules and policies to avoid confusion and problems. The situation *currently* is that:
  - The person who builds the deck and pays for it is responsible for its maintenance. Multiple unit owners could decide to build a deck together.
  - Anyone in the three units having direct access to a deck via the back stairs is entitled to use it. (It's not yet clear whether this includes renters.)

The question of deck ownership is still under discussion.

- Deck ownership, to be legal, requires modifying the owner's unit deed.
- Once the deed has been modified, ownership of the deck can transfer if the unit is sold, with certain conditions.

We have confirmed that the Association is required to increase its insurance to cover damage, loss, and liability for decks. The increase appears to be small; though we don't yet have an exact number it seems to be in the range of \$500 - \$1000 annually for all decks. That cost could be paid by the Association or allocated to owners responsible for the decks. The Trustees decided in the short term to pay the \$500 to \$1,000 premium to protect the Association. (For: Froncek, Ghael, Gilman, Leeds, Rubinow, Springer. Against: Golden)

Beyond these points there are a number of other related issues about decks requiring decision and clear policy statements. The Trustees will continue this discussion and will present recommendations at the Annual Meeting for owner vote.

### **New Business**

**1. Rental apartment:** The basement apartment in 14 Egmont had a major drain pipe failure, resulting in a kitchen flood that ruined the floor and some of the cabinets. It's nothing that could have been predicted or prevented – your internal pipes won't work all that well when you're close to 100 years old either. We got three bids for repairs that include plumbing and new flooring and cabinets, and chose a vendor; the cost is approximately \$9,000, which is not covered by our insurance. In addition we had to spend \$13,000 to find and repair the broken pipe. The good news: we have money in the budget set aside for unpredictable expenses like this one. More good news: Sheryl says that all our main drains are snaked quarterly to prevent any blockages that could create flooding problems. (The current problem was caused not by blockage but by collapse of a very old pipe.)

**2. Dry Wells:** Continuing with things that work less well over long periods of time: the dry well by the back door of 20 Egmont floods frequently during heavy rains, the one at 19 Thatcher (even # side) does so very intermittently. There may be others, unreported. As you might guess, replacing dry wells is not easy. Sheryl will explore exactly what's involved and approximately what it would cost.

**3. Door locks:** More things that work less well over time; the locks haven't been changed in many years. Some tumbler mechanisms are loose, some keys have to be jiggled before they will work. The problem is that some owners have been using old, ill-fitting keys, a problem compounded when owners legitimately need to make additional keys from old worn ones. The locksmith says that the locks themselves are fine. His recommendation is to make new keys for each owner, from which they can make copies. He will also adjust the tumblers to work with both new and older keys.

**4. Air conditioning:** An owner requested approval for installing central AC with a compressor on the roof, and submitted a detailed bid from a contractor. The request was approved.

**5. A hazard avoided:** The head house doors had locking knobs on the inside, and a couple even had deadbolts. Someone could accidentally be locked out on the roof, not a good thing. All the knobs have now been converted to lockless and the deadbolts removed.

**6. Parking Lot:** Notice how you can't clearly see the parking stripes or numbers any more? Time, weather, plowing, and sand wear them down. We are going to re-paint.

**7. Construction:** Construction being done on one unit goes beyond what was approved. The owner will be contacted and required to remediate.

**8. !!! PARTY !!!:** (Enough enthusiasm for you?) The annual Thatchmont Picnic in the Park is scheduled for October 1, rain date the following day. Mark your calendars for a chance to socialize with neighbors, meet new ones, and it's always a lot of fun. More details to come...

Stu Rubinow  
Recording Secretary