

Thatchmont Trustees Meeting December 11, 2017

Present: Susan Gilman, Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow, David Selbovitz, Mike Springer
Sheryl Sarkis for Great North

Election of Officers: The following officers were elected by the Board for the current year –
President: Neil Golden
Co-Treasurers: Mike Springer and David Selbovitz
Recording Secretary: Stu Rubinow

Old Business

Financials: Our reserves are currently \$581,000 and the operating account stands at \$33,000. At the moment we have no outstanding bills.

Masonry: We should get an estimate for the remaining work. The rear, Amory St. ends, and top six feet of the front of both Egmont and Thatcher buildings have been done but the rest of the fronts need to be done, along with the St. Paul ends of both buildings.

Roof work: The roof drain at 26 Egmont failed fairly completely, with the pipe split along most of its length. The plumbing has been repaired but there is still minor roof work to be done. The roof on 15 Thatcher has now been replaced, so barring unforeseen problems we should have no more roofing work to do for a long time.

Owner survey: David Selbovitz circulated a survey to find out what changes or improvements owners might be interested in. In order to make improvements to the condo, 2/3 of the beneficial ownership and 1/2 of first mortgagees need to approve. The survey produced 20 responses out of the 36 units. David has re-sent it to you. Please respond to the survey, if you haven't already done so, so we know what is most important to owners. If you haven't received the survey, contact David at selbovitz.david@gmail.com (our list is not complete)

Asbestos: We had all the asbestos in the cellars inspected. There are two basic types of asbestos used in insulation: a powder, potentially dangerous, and a wrapped-in-fiber form (chrysotile), much safer. Nearly 95% of asbestos found in US buildings is the safer type.

The survey separated our asbestos into three general groups: "fix it now" (the 'red' group), "potential problems" ('yellow'), and basically OK ('green.'). The Board voted unanimously to do repairs on the 'red' and 'yellow' areas, which will cost about \$40,000 for asbestos remediation, re-insulating the pipes, and re-inspection. You have gotten mail from Sheryl explaining which areas will be done when; the repairs will be made between January 2nd and 17th.

New Business

Parking: We have had problems in the parking area for a long time, falling into two categories: the Thatchmont parking policy has not been adhered to nor enforced. This has resulted in tandem-parking excesses, center-line parking problems, and non-Thatchmont cars at times parking in the lot overnight. This has been an annoyance for most of the year and a major annoyance during

snow-plowing season. While towing of violators has been a possibility, it is not one we have elected to use, and so the problems have continued.

Enough. For the new year we are adopting a restated and enforced parking policy, to clarify the requirements for all owners. It is essentially the old policy, but with teeth. And tow trucks. You will get a copy of the new policy, twice: It is attached to these minutes and is also posted in each building's lobby. Towing violators will not be the first option, but it is **an** option that we are now willing to employ. We hope and predict that with the new policy and its enforcement our parking problems will virtually disappear.



Stu Rubinow
Recording Secretary