

## Thatchmont Trustees Meeting    December 6, 2018

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

**Absent:** David Selbovitz

### Old Business

**Financials:** The reserves at year end are projected to be just under \$600,000; the operating account balance is \$32,700.

**Entrances:** The Trustees unanimously approved money for a test cleaning of the marble steps in one of the vestibules. We have only gotten one bid so far and are checking his references; we would like to get at least one more bid. Marble cleaning and sealing, if it works well enough to make a real visible difference, is quite costly. In addition to marble work and repairing broken tiles we are looking at the cost and benefit of: removing lobby radiators; replacing mailboxes and upgrading the intercom system; painting and installing crown molding up to the third floor; replacing vestibule, lobby, and stairwell lighting fixtures; new carpet. This is not an inexpensive project, involving different vendors for the various parts; identifying multiple possible vendors for each piece and getting bids has taken longer than we would ideally have liked.

**Basements:** We unanimously accepted a bid to paint the basement floors and storage bin doors, and make some necessary repairs to ceilings. Basement ceiling repairs will be done to meet code, repairs will be made to storage room doors so they operate properly. More ceiling work may be needed to meet code and we will get a bid. We also unanimously accepted a bid to insulate steam lines in the basements. This will produce energy savings from less radiated heat loss, and will also result in less knocking in the pipes and less wear and tear on the heating system.

**Masonry:** The final piece of the masonry project is scheduled to begin in early spring. When it is completed, we should have no routine masonry problems for several decades. This has been a long and very expensive project, but we anticipated and prepared for both the duration and cost. Other condominiums in town have had to do very large special assessments for masonry work. Once again, big thanks to Mike Springer for the careful financial planning he has been doing for years.

**Rental unit:** Repairs to the Thatcher-side unit, which had big plumbing problems causing damage, are almost complete. We still need to replace the refrigerator. The repairs cost about \$20,000, which included extensive replacement of old plumbing lines and restoration of the cabinets and walls.

### New Business

**Officers:** Trustees selected these officers for the coming year:

President: Neil Golden

Co-treasurers: Mike Springer and David Selbovitz

Recording secretary: Stu Rubinow

**Light program:** Sheryl sent owners a form to participate in an Eversource/MassSave program to

replace your incandescent light bulbs with LED bulbs at no cost. Low-flow shower heads and energy-saving power strips are also included in this program.

**Fa la la:** The Trustees unanimously approved a holiday bonus for Gilberto, in appreciation and thanks for all the work he does maintaining our buildings.

**Reminder:** It's winter again and time to remind you that

- overnight guests should park tandem in your space rather than in the center, and
- tandem or center parking is **not** permitted when the weather forecast anticipates snow.

Stu Rubinow  
Recording Secretary