

Thatchmont Trustees Meeting March 4, 2019

Present: Susan Gilman (by phone from Cambodia!), Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow, David Selbovitz, Mike Springer
Sheryl Sarkis for Great North

Financials: The reserves as of today stand at \$619,000; the operating account balance is \$12,000. One of our tenants is in arrears with rent but a check is due tomorrow. Mike says the numbers are right on track for our plan.

Old Business

Entrances: We're moving closer to being able to implement the lobby upgrade project. It's taken a long time to plan because there are many moving parts, and for each part of the project we have to identify appropriate vendors and get competitive bids. The sequence for doing the various parts of the project is also not an obvious one but we have worked it out. Underneath the lobby carpet is tile like on the stair landings; we are thinking now about cleaning and polishing it and adding a protective anti-skid mat, rather than replacing the carpets.

We will have to keep our mailboxes; they're an old design patented in 1915 (!), only one company makes a sort-of replacement and that's a different size that won't fit our openings. We will have the mailboxes polished so they look better, and will have engraved name- or number-plates for the boxes. We are getting a bid on upgrading the intercom/access system.

The project will also include removing the lobby radiators and putting a table in their place, with a lamp on it if we can get an electrical outlet into the wall at reasonable cost. We will also be replacing vestibule and stairwell lighting fixtures, and repainting all hallways. The plan is to distribute a complete list of proposed changes so that owners can review and comment before final decisions are made.

The biggest part of the lobby upgrade project, in time, inconvenience, scope, and expense, is cleaning and repairing tiles and marble stairs. Two vendors have come and looked at all the entries and stairwells. They each submitted bids, one twice as much money as the other. Both companies have good reputations and recommendations. After considerable discussion of different ways to proceed, the board voted unanimously to find a third vendor and get a bid, partly as a way of understanding the price difference in the bids we have. We will then choose a preferred vendor, look at projects they've done, and have them do a test cleaning of one vestibule. If we decide to go ahead, the cost of the test will be deducted from the project cost. If we decide the results aren't different enough to warrant the expense, we will pay for the work done on that vestibule.

Masonry: The final piece of the masonry project will begin at the end of March.

New Business

Electric car charging: This issue has come up again because an owner told us of an Eversource program where they will provide a qualified contractor and will cover 100% of infrastructure and implementation costs. That includes trenching, conduits, wires, meter, and transformer. We would only be responsible for buying and installing the charging stations. This is certainly worth exploring further. We will submit an application to Eversource and have them come out to talk to us. Neil Golden will work on this, along with Sandeep Ghael and Dina Feith for their engineering expertise.

Stu Rubinow
Recording Secretary