

Thatchmont Trustees Meeting June 17, 2019

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

Absent: David Selbovitz

Financials: The reserves as of today stand at \$586,800; the operating account balance is \$21,900. We have now paid over \$70,000 on the final round of masonry work, with about \$135,000 remaining. There is a large plumbing bill to be paid as well for work done in 20 Egmont.

Old Business

Correction to minutes: Last month's note on roof decks used some language that could be misleading. By unanimous vote of Trustees the minutes were corrected and amended to read: If two unit owners decide to build a deck jointly, in applying to the board for approval one of them must be designated as the deck owner, who will take responsibility for deck maintenance, repair, and any removal needed for work on the roof, consistent with Thatchmont Handbook guidelines.

We are also reconsidering language for the rules about who may use decks and under what conditions.

Masonry: The project will probably be completed in late July or early August. You may not want to leave windows open or have your windows cleaned until this is finished. Waiting to put in window A/C units could be difficult.

Entrances: We did a test cleaning of the outer vestibule steps and tile at 19 Thatcher in May. There were mixed opinions about whether the difference was significant enough to warrant the expense of doing it in all the entries. (If you have not yet expressed an opinion, talk to your building rep.) There was a general feeling in favor of removing carpet, cleaning and fixing lobby tile, fixing loose stairs and repairing damaged stairs up to the third floor.

As a next test of improvements, again in 19 Thatcher, the Trustees voted to replace the vestibule and first-floor lobby light, get a new lobby table, re-paint the vestibule, and perhaps add wall molding in the vestibule (for: Golden, Holliday, Leeds, Rubinow, Springer: against: Gilman). We will notify you when this is going to happen so you can do a before-and-after look and then give your opinions and comments to your building rep.

Dryer vents: Sheryl has heard from all but two owners. Based on the responses, her vendor will charge \$100 for vent cleaning and \$50 to install a cover to prevent bird entry to the vent.

- If you can show that your vent was cleaned in the last two years you will not need to repeat it now.
- *All dryer vents must have some form of bird cover.*
- Vents will need to be inspected again in five years.

Fire alarms: We have had building alarms go off in 20 and 26 Egmont; this is probably the result of low batteries. Sheryl's electrician will check them. Notify your building rep or Sheryl right away if this happens in your building. The town Fire Department has just inspected the buildings.

New Business

26 Egmont trustee: David Selbovitz has resigned from the Trustees since he is moving. Chris Bolinger, a unit owner in 26, has offered to take David's place until Trustee elections at the annual meeting.

Windows: Some window frames have apparently been damaged on the outside from weather and the masonry work. The Association is responsible for exterior window frame maintenance. We will have Paulo Almeida from King Window Cleaning inspect both buildings and make recommendations.

Landscaping: Landscape Collaborative will do only basic maintenance and repair until the masonry project is complete and any work on outside window frames has been done. Then we will consider further improvements to the landscaping.

Recycling (read this!): The good news is that our owners are enthusiastic recyclers. But some people are still putting un-collapsed cardboard boxes in the bins – a flattened box takes up *far* less space. Please be considerate and flatten all boxes before putting them in the bins. Also, some people have been putting things in the bins that are unsuitable for recycling: plastic bags, even if they are holding cans and bottles, cannot be recycled. **This is really important – inclusion of plastic bags, food waste, Styrofoam, etc. causes the entire batch of recycling to be refused.** Attached to these minutes is a guidance document from Barry Bros., our vendor, about what can and cannot be recycled. Please look at it carefully and follow what it says.

Annual meeting: Sheryl is working with the library to find a suitable date; it is tentatively October 22, and we will let owners know when a date is finalized.

Annual Thatchmont Whoop-de-doo picnic: Yes! Again! Even better than before!! (because even more of you will participate – hint). Set for Saturday, September 14th with a rain date on the 15th. You'll get more information as the date gets closer.

Stu Rubinow
Recording Secretary