

Monday June 16 2014

Harborside Update: June 15, 2014

Trustee Succession

Following Don Nowland's announcement that he would retire from the Board of Trustees and not seek election to another term, Leslie de Moraes was nominated to succeed Don. The response to Leslie's candidacy has been very positive and the voting remains open. Don Nowland suggested that it would be appropriate for him to resign as a Trustee now so that Leslie could be appointed to fill the vacancy and become a fully active member of the Board immediately. Accordingly, Don Nowland's resignation will become effective on June 17, 2014 and the remaining two Trustees, Jon Curtis and Jim Walters, plan to appoint Leslie de Moraes as a successor Trustee on that date. Don will continue to participate actively in Harborside matters, especially the preparation of the budget changes for the remainder of 2014. Don's magnanimity in encouraging Leslie to become a fully active Trustee expeditiously is another demonstration of how he has always held the interests of the Harborside community as his top priority.

Marblehead Building Commissioner and Fire Prevention Captain Site Visit

Responding to a field report submitted by architect Bob Zarelli on May 29, the Town Building Commissioner, Bob Ives, requested a site visit to inspect Building B along with Fire Prevention Captain Mike Porter. The field report, dated May 26, had stated that, "The current conditions noted at the B Building and the inability or unwillingness of the Trustees to secure the building in a timely manner has

resulted in a clearly defined hazard to property, life of the residents, and the surrounding community.” The Trustees were not aware of this field report until they received the report on June 6, 2014.

The site visit was held on June 11, when Commissioner Bob Ives and Captain Mike Porter inspected B Building accompanied by Don Nowland, Jon Curtis, Jim Walters, Leslie de Moraes, Bruce Paradise and Josh Cheslak, the project foreman. During the inspection a chronology of events from the fire and demolition to the reconstruction project plan was reviewed and discussed. The inspection revealed that Building B is secure and not in a hazardous condition. Captain Porter has requested that the alarm system in Building B be augmented to provide an externally monitored alert to the Fire Department in the event of a fire and some minor requests, and we are complying with those requests. Following the visit, Commissioner Ives sent the following message to Don Nowland:

“It was very informative to conduct a site visit of current conditions at 24 Lee St., and to have a productive discussion about the project. I am very confident that it is going to progress in a timely manner once all of the approvals are in place. I received the OHDC Certificate of Appropriateness for the roof work today, so Bruce Paradise can come in for that permit soon. Again, thanks for meeting with Mike Porter and me today!!”

Replacement of Architect

Although unknown to the Trustees at the time, architect Bob Zarelli submitted his resignation to Commissioner Ives on June 1, 2014, copying Bruce Paradise. An architect is

necessary for the reconstruction project because all egress plans are not finalized and must meet all code requirements. Also, the requirement of “controlled construction” must be adhered to. Accordingly, the Trustees have interviewed and selected an architect for the project, Peter Pitman, of Pitman & Wardley Architects, LLC based in Salem. Peter Pitman has designed many distinctive structures in Marblehead and the North Shore area, and we are pleased to welcome him onto our reconstruction team.

East Boston Savings Bank

Following the approval of Harborside’s loan application on June 10, 2014, by East Boston Savings Bank (as announced at the Board of Trustees meeting that day), the Trustees have executed a commitment letter and submitted various other documents and forms in connection with obtaining the loan. The loan agreement contemplates a construction period of up to nine months, after which the amount drawn down (up to \$900,000) will be converted to a five-year loan at 4.75% interest. A closing date for the loan is expected to be scheduled within the next few weeks.

Travelers Insurance

The “settlement” meeting that had been set for June 4, 2014, with Travelers, Paradise Construction, Panakio Adjusters, and the Trustees had to be postponed because of a death in the family of one of the principals from Travelers. That meeting is currently being re-scheduled to occur within the week of June 16, 2014. The purpose of this meeting is to discuss and resolve certain outstanding issues necessary for a settlement agreement. The

Travelers representatives have also agreed to furnish us a report on the condition of the B Building roof and a report on the status of the investigation into the cause of the October fire.

Commencement of Work

As noted above, the Marblehead Building Commissioner stands ready to issue a work permit for the roof repair and that permit will be obtained on Monday, June 16, 2014, with work commencing immediately thereafter. While Commissioner Ives and Captain Porter found B Building to be in secure condition, they have indicated they want to have reconstruction work proceed expeditiously. The Trustees share this motivation to commence with reconstruction and will act accordingly.

Special Trustees Meeting

In order to address a number of matters, including the reconstruction as well as other Harborside issues, the Trustees will hold a special meeting at 3:00 p.m. on Wednesday, June 18, 2014. The meeting will be held at Unit C-6 and Owners are free to attend or call in on the designated line.

Annual Meeting

The Annual Meeting of Owners will be held on July 22, 2014, at the home of Liz and Bert Michaud, Units B-2 and B-3. The Michaud's offer to host this meeting is very much appreciated by the Trustees.

Call In Information

Please join us by conference call by calling 1-866-393-8073. You will be prompted to enter the meeting number 8509647*.

If you are the first to call in for the meeting, you will be

prompted to enter the “moderator code”, which is *8529*.
Thank you,
The Trustees

Wednesday June 11 2014

RECYCLING

Please allow this email to be a reminder of the recycling procedures for 24 Lee Street. Although the recycling efforts have been favorable, we still have a few problem areas. Cardboard boxes need to be broken down and placed beside the recycling bins. Plastic Bags are not recyclable items; please do not place these in the recycling containers. If you have any questions, please refer to “A Guide to Recycling in Marblehead” attached. If still unclear on what can be recycled, please contact the Marblehead Board of Health at 781-631-0212 or recyclepro@hotmail.com.

Regards,

Kimberly Lord, Lesley Management, Inc.

[Recycling Procedures](#)

Wednesday June 11 2014

REMINDER

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE BALLOT

JUNE 2014

The deadline for submitting Nominations for the Board position has closed and Leslie de Moraes is the sole nominee for the open Board position.

However, in order to comply with the governing documents of the Harborside Condominium Trust, Leslie must be elected by a majority of Harborside Condominium homeowners representing 67% of the beneficial interest of the Condominium.

It is important that you vote and your signed ballot must be postmarked by or hand delivered to Lesley Mgmt. or any current Trustee no later than midnight of June 30, 2014. Or, you may vote via email before 11:59pm on June 30th to lesleymanagement@comcast.net, with an original signed ballot being sent later via USPS or hand delivered to Lesley Mgmt. or any current Trustee.

Thank you.

[Trustee Ballot 6.14](#)

Please see Leslie's post under Comments at the end of this page.

Monday June 9 2014

REMINDER

Dear All,

The June 2014 Harborside Condominium Trust Board Meeting is scheduled for Tuesday, June 10, 2014 @ 3:00 PM at the residence of Jim Walters, Unit C6.

If you have an issue or a concern you would like brought up to the board and are not able to attend, you may join us by conference call by calling 1-866-393-8073. You will be prompted to enter the meeting number*8509647*. If you are the first to arrive at the meeting site, you will be prompted to enter the “moderator code”. The moderator code is *8529*.

If you are not able to phone in and have an issue or concern you would like brought up to the board, please contact our office.

Sincerely,

Kimberly Lord, Lesley Management, Inc.

Tuesday June 3 2014

Trustee Nomination

HARBORSIDE CONDOMINIUM TRUST

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Thank you.

Leslie de Moraes

Owner Signature

Unit No.

Leslie de Moraes' letter to Harborside owners posted below under "Thoughts on 'News'".

Tuesday June 3 2014

June BOT Meeting

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The June 2014 Harborside Condominium Trust Board Meeting is scheduled for Tuesday, June 10, 2014 @ 3:00 PM at the residence of Jim Walters, Unit C6.

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Sincerely,

Kimberly Lord Lesley Management, Inc. Property
Management Services