

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

March 2015

The March meeting of the Harborside Condominium Trust Board of Trustees (BOT) was held Wednesday, March 4, 2015. In attendance was Trustee Jon Curtis and via phone Trustees Jim Walters and Leslie de Moraes. A quorum was present.

Also in attendance via phone were homeowners Bert and Liz Michaud, Joyce Raymond, Bill and Deanne Siddall, Roger Plauche, Nancy Segee, Chuck and Muffin Zoubek, and Ron de Moraes.

The Board of Trustees Meeting was recorded for archival purposes and to assist in preparing the minutes for the meeting. All participants in person and via phone were notified of such recording prior to the meeting.

1. HOMEOWNER ITEMS

Emergency Egress, Building B Fire Escape Redesign: As a part of the reconstruction of B Building, code compliant fire egresses are required by the Marblehead Building Department and Building Commissioner.

Trustee Curtis met with structural engineer Brian Kavanaugh and Bruce Paradise earlier in the week. Additional clarification work on design and steel is underway. Bruce Paradise will be hiring Paul Haggett to do the railing work.

Trustee Curtis stated that all owners were sent a copy of communication from O'Sullivan's Attorney to the Trust's attorney. A letter was received on March 4, 2015 narrowing issues previously presented. The O'Sullivans are still wanting approval of plans on the egress and the retaining wall. All other issues are gone. The Board of Trustees is working with Attorney Muzio on clarification of response. Trustee Curtis felt more optimistic today than in past weeks.

The final details on the drawings are being completed, then the Board of Trustees will receive quote on the steel.

Owner Raymond commended the board on the February 27, 2015 letter as well done.

Building C Storage Room: Work has been completed to date. Work will continue in the spring with additional exterior waterproofing.

North Retaining Wall: The Board of Trustees will continue to monitor the North Retaining Wall.

B8 Deck: The rotted boards on this deck have not been addressed at this time. The joists are so rotten they would not be able to hold new nails or screws.

3. BUILDING B FIRE UPDATE:

The current contract Value is \$1,561,917 including owner changes that were requested and paid for in advance. Out of this number, ~\$95,000 is being paid directly by homeowners. This number does not include legal.

Paradise Construction is progressing very well. Paradise Construction has received electrical approvals on Units B5 and B6; plumbing approvals in B2, B5, B6, and B10; structural approval in B5 and B6. As of March 4, 2015 drywall on the demising walls between units B5 & B6 are up and also in the common area hallways.

The flooring of unit B10 and the area below was a “junk yard” of sorts. This area was cleaned out. Evidence of a prior fire was uncovered in the kitchen area and the beams that showed damage will be replaced and/or fixed.

Trustee Curtis was informed as long as steel is being erected; the Town will require use of a protective canopy or cover over building entrances.

The west access stairs are being priced now and the Board of Trustees will determine whether or not there are enough funds to cover this expense.

4. FINANCIAL REPORTING:

Units delinquent more than 60 days are in legal collections with Marcus Errico Emmer & Brooks. It has always been the BOT's position to not comment on individual delinquent

accounts, but confirmed that owners that fall behind are being charged late fees according to the HCT Rules and Regulations and legal collection efforts are initiated when necessary.

5. PARKING

The May 2014, temporary parking rules for the Building B Reconstruction are still in effect. The parking lot had quite a bit of snow removed from it with special permission from the Commonwealth and Town to dump snow into the Harbor. This was a onetime allowance and if needed again, another request will be made by the Board of Trustees.

6. HDC

*A vacancy on the HDC has opened up as the term of HDC member Bart Jones has expired. If you are interested in serving on the HDC and wish to be considered, please contact Lesley Management, Inc. by **April 1, 2015**. The Board of Trustees will announce the HDC member at the April Board of Trustees meeting.*

The HDC and the HCT Board of Trustees will review the Rules and Regulations of the HDC for any inconsistencies between the HCT by-laws and those of the HDC.

7. DEFERRED PROJECTS

Due to current financial conditions, the following projects continue to be deferred: D-1/D-2/D-3 deck refurbishment; seal coating and lining of parking lot; composite refurbishment of the north dock; addition of blue stone at the C Building entry; and replacement of the ceiling at entrance to C Building and by Trash Room with bead board or exposed beams.

9. LESLEY MANAGEMENT will attend to the following:

- Confirm the two checks received by Roger Plauche and Jon Curtis for sprinkler upgrades were deposited.
- Have the winders on the window in the laundry room replaced. [On P. Haggett's list.]

- Contact Paul Haggett to inspect and report back on the condition of the door and threshold of unit B7.
- Have Paul Haggett identify and report back on the leak inside the entry door and at the window of Unit D2.
- Obtain a price to replace the common area glass window in Building C and forward to BOT for consideration. **[On file]**.
- Continue to clean the drains in the walkway between the B and D buildings and under steps to unit D2-3. **[On-going]**
- Continue to secure all outstanding tenants lease information.
- Follow up with Attorney Aronson on the recovery of expenses for services to Unit B9. **[On-going]**
- Continue to work with Ron deMoraes to update the website.
- Have the vent in the exterior door to B Building Mechanical Room cleaned monthly.
- Determine what is causing the excessive water run-off behind the D Building.

10. HARBORSIDE WEBSITE

www.harborsidecondos.info

Password: MHD2401945

11. ADJOURNMENT

As there was no further business before the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:30 p.m.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held **Monday, April 13, 2015 at 3:00PM** at a location to be determined. All homeowners are welcomed to attend in person or by teleconference.

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