

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

May 20, 2015

The May meeting of the Harborside Condominium Trust Board of Trustees (BOT) was held Wednesday, May 20, 2015. In attendance was Trustee Leslie de Moraes and via phone Trustee Jon Curtis and Jim Walters. A quorum was present.

Also in attendance were homeowners Liz & Bert Michaud, Sally & Roger Plauche, Nancy Segee, Martha Wheeler, Dianne Reich, and Bill & Deanne Siddall and via phone Bobby Alves, Dottie Martin, and Chuck & Muffin Zoubek.

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:

- A May 19, 2015 letter to unit owners was sent explaining the change order with Paradise Construction. The cost to repair the Building B Fire Escape to the original condition before the fire is \$6,351.40. This cost may adjust if unseen rot and/or other conditions present itself during the repair process. Work is expected to be completed by end of next week, weather permitting. After this work is complete, and Bob Ives has approved, Paradise Construction will contact the scaffolding company to remove its equipment.
- Attorney McCann spoke to Bob Ives and confirmed Bob Ives would grant certificates of occupancy on the condition that the Trust will build a code compliant egress once the lawsuit has been settled.
- Attorney Frank Muzio provided a status update on the appeal with the O'Sullivan's. The Lawsuit has progressed in formal settlement talks.
- Attorney Muzio, Attorney McCann, and Attorney Aronson are all in agreement that all correspondence between both parties should not be provided to general ownership.

Building C Storage Room: The mold was remediated and paid for in Year 2015.

The planter in front of building C will be removed. A water proof barrier and flashing will be put in place, and proper drainage and downspouts will be addressed.

The drawing is not yet complete but the Board of Trustees has suggested a smaller planter design which will accommodate full size vehicles.

North Retaining Wall: Peter Hermann, structural engineer has been contacted to assess the property including the North Retaining Wall. Mr. Hermann will prepare a “triage” report which will help direct the Board of Trustees in the pending vulnerabilities.

B8 Deck: The rotted boards on this deck have not been addressed at this time but will need to be along with the egress passageway along D4 roof and D6 deck and a suitable railing system where there currently is none.

3. BUILDING B FIRE UPDATE:

An update on the financial status of the B Building Expenditures was posted on the website on May 19, 2015.

Paradise construction continues to work steadily. The drywall has been completed in the common area hallways. Progress continues inside units B5, B6 and B2. The rough electrical is complete in Unit B10.

The Board maintains their commitment to make decisions on the B Building Reconstruction with the primary goal of getting all displaced owners back in their units in time to enjoy the summer season.

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.

6. HDC

Ron de Moraes has reached out to Dave Harley to obtain a time frame for when the floats will be in.

The HDC is looking towards the replacement of a new float, but any repairs made this year will be able to be used on the new float. The HDC is waiting on quotes on these repairs.

The HDC is again hiring a diver to check the chains to the floats.

The HDC will repair the gate on the south side of the parking lot.

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:

- Have a drain extension installed on gutter downspout in front of C Building, closest to stairs.
- Back charge gas usage from December through April to owners in Building B that have not been charged.
- Turn on water to outside faucets.
- Follow up on Installation of washers at Harborside.
- Contact MassSave re: exterior light fixtures.
- Work with the Trustees on new lighting for the sea wall and at the bottom of the staircase of unit C8.

- 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 5:00 p.m.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held **Wednesday, July 1 at 3:00PM** at the residence of Ron and Leslie de Moraes, unit C8. All homeowners are welcomed to attend in person or by teleconference.

The Annual meeting of Unit owners is scheduled for August 4, 2015 at the residence of Liz & Bert Michaud.

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