



HARBORSIDE HAPPENINGS

October 2020

"The sea, once it casts its spell, holds one in its net of wonder forever." - Jacques Cousteau

The Monthly Newsletter is published to augment the information available on the Harborside website <http://www.harborsidecondos.info/>.

It's that time of year again...Marblehead Marine Construction will, again, be pulling the gangways in preparation to haul the floats to Riverhead Beach for the winter. They will do this sometime in the week of October 19th. For a variety of reasons, we have no guarantee of the day or time during that week. It could be early Monday morning. We just don't know what their schedule will be.

NOTE: Please be sure all your property is removed from the floats no later than the end of Sunday October 18, 2020.

Accomplishments and Ongoing Activities

September Accomplishments

Building maintenance

- Minor corrections were made to better control the waterflow from the new gutters and downspouts.
- Paint contractor estimates were solicited for maintaining the deck handrails. The focus is on both the cost and approach to treatment or possible replacement with a maintenance free material, decking like material.
- Painting and carpeting estimates are being reviewed for the D Building interior stairway.
- Estimates were solicited for replacing B Building utility room doors.
- Some of the old and damaged trim boards that were leaking on the East side of A3 were removed and replaced.
- Work has begun to address a water leak on the South side of C5.

Seawall

- The scope of the seawall work was developed for this Fall's regular maintenance activity.

Exterior

- Planters and garden clean-up/maintenance program was carried out by Harbor Landscaping. They've also been asked to develop an overall landscape plan for the Harborside.
- The effort to improve signage around the property to assist deliveries and first-time visitors in general, is moving forward.

Major projects

- The conceptual design for the D Building Egress and Decking Project has been tentatively agreed upon with the concerned D Building owners.

October Expectations

Budget

- Develop a detailed budget for 2021 and a major project forecast thru 2022.

Building maintenance

- Complete C5 water leak repair.
- Begin painting and carpeting D Building interior stair way.
- Replace B Building utility room doors.

Seawall

- Begin the planned annual maintenance of the seawall (completion is expected in the October/November timeframe).

Exterior

- Improve signage around Harborside.

Major projects

- D Building Egress and Decking Project
 - Begin the outreach to Harborside neighbors abutting D Building to solicit their support in the permitting process.
 - Prepare detailed permitting and costing documents.
 - Develop a target schedule for permitting, Historical, Zoning and Conservation Commission will all need to approve.

Volunteers Needed

Owners are encouraged to lend their support wherever there is interest. The following are the current areas in need of assistance. Anyone interested is urged to contact any of the Trustees or Management.

- **Insurance Committee** – Ongoing need...there is no higher cost line item in the budget than insurance. Our structural and flood insurance need a fresh look to see if there is an opportunity to better manage cost and coverages. We need one or two volunteers to support this important effort.

Harborside High Five!

This section is dedicated to celebrating the ongoing efforts of owner contributions to making Harborside all it can be! A resounding thanks to you all!

Sally Plauche – Took the initiative to select new exterior mats for Building's B and D after the common walkway was rebuilt, paid for and reimbursed by the Trust.

Jay Carty and Chuck Zoubek – On a regular basis, both Jay and Chuck have taken it upon themselves to properly deliver packages carelessly left at their doors by lazy or confused delivery services.

Apologies if we have missed anyone. Please let the Trustees or Management know of any above and beyond owner contributions so we can be sure to acknowledge them in future newsletters.

Comings and Goings

Please join the Trustees in offering best wishes to departing owners and welcoming new owners to the Harborside Community. New owner contact information will be posted to the Harborside website once it becomes available.

- We say goodbye to Erinn King and welcome to Lynne Celli the new owner of B10.
- Best wishes to Sharon Glasser who is moving to sunny California. Welcome to Beth Dickerson, the new owner of C4.
- Happy trails to Ginny and John Ireland. Welcome to the new owners of B2, Devi Govender and Paul Redmond.

Did You Know....

As one might expect, in residence occupancy at Harborside varies considerably during the calendar year. Typically, we are close to full occupancy during the peak warm weather season from Memorial Day to Columbus Day dropping off during the balance of the year to 5 owners and 1 renter who are in residence year-round.