

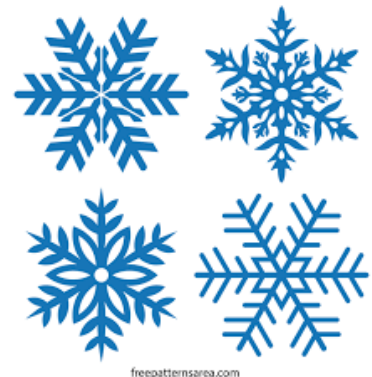


HARBORSIDE HAPPENINGS

Monthly Update, December 2020

"The ocean stirs the heart, inspires the imagination and brings eternal joy to the soul." – Robert Wyland

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



Happy Holidays! The Trustees and Leslie Management want to wish all a very Happy and Healthy Holiday Season.

Accomplishments and Ongoing Activities

November Accomplishments

Budget

- The 2021 detailed budget for recurring expenses has been developed. The major project forecast thru 2022 is in development, dependent largely on our approach to funding the Building D Egress & Decking Project.

Building maintenance

- Began the process of painting and carpeting D Building interior stairway.
- Replaced B Building utility room doors (2).
- Fire panel in C Building was replaced, siren remains to be located pending Fire Dept. inspection and location recommendation.
- Estimates in hand for masonry repairs in select areas.

Seawall

- Estimate in hand for the planned annual maintenance of the seawall.

Exterior

- Investigation ongoing to develop improved signage around Harborside. Alternative approaches are being investigated.

Major projects

- D Building Egress and Decking Project
 - Detailed design documents have been developed and finalized.
 - Efforts underway to evaluate various approaches to funding the project.

December Expectations**Budget**

- Finalize the major project forecast thru 2022, dependent largely on our approach to funding the Building D Egress & Decking Project.

Building maintenance

- Painting and carpeting D Building interior stairway will be completed.
- Complete the replacement of both B Building utility room exterior doors.
- Fire panel siren in C Building will be installed.
- Masonry repairs (e.g. cracks, bluestone cap replacement...) in select areas are expected to be completed, weather permitting.

Seawall

- Complete the planned annual maintenance of the seawall, weather permitting.

Exterior

- Continue the investigation into improving the signage around Harborside.

Major projects

- D Building Egress and Decking Project
 - Issue detailed permitting and costing documents.
 - Begin the permitting process, Historical, Zoning and Conservation Commission will all need to approve.
 - Issue a request for cost quotes from qualified construction companies. The goal is to solicit cost quotes from three firms.
 - Continue to investigate alternative approaches to funding the project.

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!

Jim Walters & Alain Brunais – Have agreed to provide their expertise and insight as part of an ad hoc advisory working group evaluating alternative approaches to funding the major Building D Decking & Egress project. Their historical perspective and financial acumen are greatly appreciated!

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.

Did You Know....

Harborside Building B is equipped with a secure Knox Box housing keys for each of the units in Harborside. Access to this box is exclusively controlled by the Marblehead Fire Department (Fire Chief, Jason Gilliland) for their use in the event of a fire. If you have not already done so, please make every effort to make sure your units' key is up to date by contacting the Fire Chief who will assist with access to the Knox Box (Leslie Management does not have access). Thank you for your cooperation, safety is everyone's responsibility.



Better days are coming...images will have to do till next summer! Owners are encouraged send us your favorite Marblehead pictures and we'll include them in upcoming newsletters.

