



HARBORSIDE HAPPENINGS

Monthly Update, May 2021

"Spring is coming to Marblehead. Look upon the harbor and it is dotted with tulip bulbs. Over 2000 of them. There they sit swinging in the setting sun, calling out for spring."
- **Stoddard Vandersteel**

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



"Harbor Tulips" are on their way!

Flag Raising Planned - Volunteers Needed!

A new flagpole is planned for installation prior to Memorial Day. Given the proximity to Memorial Day the Trustees are interested in gauging owners interest in helping to plan a small flag raising ceremony to mark the occasion. Please let us know if you are interested!

Accomplishments and Ongoing Activities

April Accomplishments

Budget

- Actual expenses year-to-date are tracking as expected. The major project forecast thru 2022 is on hold pending our approach to funding the Building D Egress & Decking Project.

Building maintenance

- Estimates were developed to address trim and siding related issues for both Buildings A and C.
- Building C, West side soffit repair was completed.
- Chimney inspections for all buildings were completed.

Seawall

- Planned routine seawall maintenance is continuing.
- GZA was on site digging test pits to inform further investments in a) the land-side condition of the seawall and b) make recommendations for erosion remediation.

Exterior

- The signage design was completed; installation of a map of the buildings is planned be attached to the lattice work of A Building.
- Bids were solicited to correct the winter storm damage to the southern end of the parking lot, repairs will be initiated once the GZA assessment is completed.
- To ensure the safety of residents and guests, two speed bumps were installed in the upper parking lot, please be mindful as you traverse the parking areas.

Major projects

- D Building Egress and Decking Project
 - Progress toward soliciting construction cost estimates and Zoning Board approval was delayed pending the completion of engineering design drawings.

May Expectations

Budget

- Expenditures expected to track budget. The development of the major project forecast thru 2022 continues to be on hold dependent largely on our approach to funding the Building D Egress & Decking Project.

Building maintenance

- Complete the remaining punch list items associated with the D Building interior stairway improvements (stairwell to be repainted).
- Continue with the masonry repairs (e.g., cracks, bluestone cap replacement...) in select areas, weather permitting.

Seawall

- Complete the planned annual maintenance of the seawall, weather permitting.
- GZA will complete its detailed investigation into alternative solutions to parking lot flooding, erosion and in general improving the property's resilience in the face of the increasing implications of climate change.

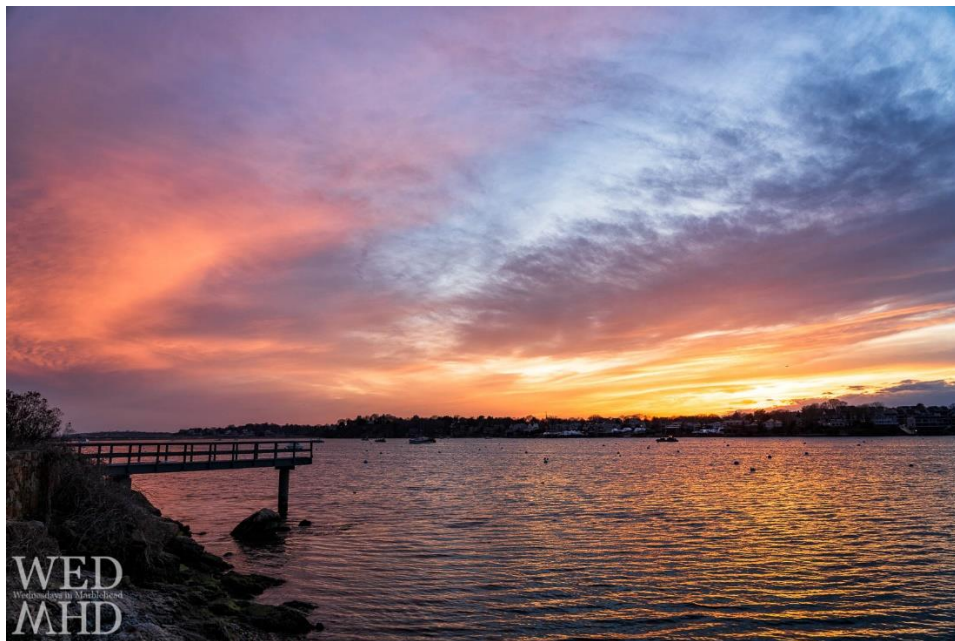
Exterior

- Install the site building map to the lattice work of A Building.

- Repair the storm damage to the parking lot.
- Complete the repair of siding and trim to select areas of A Building.
- Install a new flagpole.
- Review an updated parking policy.

Major projects

- D Building Egress and Decking Project
 - Finalize associated engineering drawings.
 - Solicit 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.



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.

