



HARBORSIDE HAPPENINGS

Monthly Update, August 2021

“August is like the Sunday of summer.” – Unknown

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

Dog Days of Summer have arrived!



Accomplishments and Ongoing Activities

July Accomplishments

Budget

- Actual year-to-date expenses continue to track budget as expected.

Mechanical and utility areas

- Mechanical and utilities areas were cleaned out including rubble, trash, and left-over building materials.
- Signage was replaced on utility room doors including an indication of sprinkler access where appropriate.

Internet access

- Discussions were held to explore the possibility of adding basic Internet to the Comcast package available to all owners.

Exterior

- Garden work is in progress.
- A rotted rail post in the external stairway was replaced.

Seawall

- GZA visual inspections in support of the Resilience Report were completed.

Major projects

- D Building Egress and Decking Project
 - As detailed in the July project update to all owners, there is regular and ongoing work being carried out with the engineer, attorney, surveyor, and architect in maintaining the momentum of the project with a view toward gaining Zoning Board of Appeals (ZBA) approval at the August 24th meeting.
 - Construction bid documents have been prepared.
 - Several abutters were contacted, to explain the project and gain support with the ZBA.

August Expectations

Budget

- Expenditures expected to track budget.

Seawall

- GZA Resilience Report has been delayed till August. They will be submitting a detailed report on alternative solutions to parking lot flooding, erosion and in improving the property's resilience in the face of the increasing implications of climate change.

Internet access

- As detailed in the Annual Meeting, Trustees have been working with Comcast to provide owners with a better cable package as part of their base service. Going forward internet will be added to basic television. More specifics on the logistics of the changeover will be provided as they become available.

Major projects

- D Building Egress and Decking Project
 - Zoning Board approval is expected, the final step in the permitting process.
 - The Trust will solicit quotes from at least three qualified construction companies with the bids due August 23rd.
 - The ad hoc Financial Advisory Team will continue to explore and advise the Trust on different funding alternatives. The goal is to present owners with a specific funding plan and recommended construction award in September.

Community Involvement

The Trustees would also like to express the Trust's appreciation to Ron de Moraes for installing a publicly available weather station and providing an internet link for current local weather. The site also includes historic weather information from the time of installation. To access the site please see:

<https://www.wunderground.com/dashboard/pws/KMAMARBL73>



Safety is everyone's business please continue to be mindful!

See something, say something!

Thank you!

Enjoy Harborside / Enjoy Marblehead

