



HARBORSIDE HAPPENINGS

Monthly Update, October 2021

"I cannot endure to waste anything so precious as autumnal sunshine by staying in the house." –
Nathaniel Hawthorne

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



Accomplishments and Ongoing Activities

September Accomplishments

Budget

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

The Xfinity / Harborside Internet / TV bundle

- The new Harborside/Xfinity bundle, packaging Performance Internet service with HD Choice TV-Lite is now available for all units. As you were notified from Xfinity and Lesley Management, in order to activate this bundle (which means switching over from your old service) you will need to call Xfinity at 1-855-MDU-BULK. It is important that you call before October 22, 2021.
- The bundle is free of charge which will probably reduce or bring to zero your monthly Xfinity bill. If you decide to add additional services such as a fixed line telephone, additional TV channels or a higher speed Internet connection, the additional services will be at your expense and will be billed to you directly.
- Following the advice from one owner, you may wish to do the following when you call Xfinity:
 - Be sure to tell the agent that this is for your unit at 24 Lee Street in Marblehead (with your unit number).
 - If, before you call, you already have a bundled package, you should probably close it down (working with the agent on the phone), and subsequently have them activate the Harborside bundled package and add the extra services you want.

Exterior

- Garden work continues in progress.

Major projects

- D Building Egress and Decking Project
 - The Zoning Board of Appeals (ZBA) approval was filed with the Town Clerk which began the 20 day open comment period.
 - Construction bid documents have been sent to 11 construction firms.

Minor Projects

- Chuck Zoubek, with input from various owners, has compiled a list of local vendors as a reference for Harborside owners
- Ron and Leslie de Moraes provided a new flag which is more appropriate size for the new flagpole and of more durable material.

October Expectations

Budget

- 2021 expenditures expected to track budget. Work will begin in developing the 2022 budget.

Seawall

- GZA Resilience Report is expected this month. 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.
- New light on flagpole will be installed
- Missing Chimney cap on Building B will be replaced
- Pricing on residing of C Building with Hardie board is expected

Major projects

- D Building Egress and Decking Project
 - Final Zoning Board approval is expected, the final step in the permitting process at the conclusion of the open comment period October 12
 - The Trust will continue to solicit construction quotes from qualified firms. This has proven to be more challenging than expected. To-date 11 firms have been sent bid packages with only 2 firms intending to provide a quote. Excessive workload demands being cited as the primary reason for not bidding. The search for qualified firms will be expanded as needed. We expect bids in October
 - 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 as soon as bids come in.

Enjoy Harborside / Enjoy Marblehead

