HARBORSIDE HAPPENINGS

Monthly Update, September 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

August Accomplishments

Budget

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

Internet access

- Agreement with COMCAST was finalized to add basic Internet to the Comcast package available to all owners.

Exterior

- Garden work continues in progress.

Major projects

- D Building Egress and Decking Project
  - Preliminary Zoning Board of Appeals (ZBA) approval was given for project at the August 24th meeting. Final approval is expected in September after the mandatory 20 days open comment period expires.
  - Construction bid documents have been sent to 11 construction firms.

September Expectations

Budget

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

Seawall

- GZA Resilience Report is expected. 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

- Going forward internet will be added to basic television. A new bundle package for internet is available (details for implementation to be sent to owners shortly).

Major projects

- D Building Egress and Decking Project
    - Final Zoning Board approval is expected, the final step in the permitting process.
    - 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 but not likely before months-end. Excessive workload demands being cited as the primary reason for not bidding. The search for qualified firms will be expanded as needed.
    - 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