



Nov. 6, 2024

Attendees Ginny Tritschler, Rachel Mosesso, Karen Fitzgerald, Karina Maslova, Jennifer Krangle

6:00-7:30 PM

RECURRING ITEMS

Oct. 8, 2024 minutes were approved.

Treasurer's Report: Rachel has been going back and forth with Republic for the rest of the credits due to us. She followed up with Anthony at Republic 3 or 4 times. He believes we have received all the credits. Carina had a phone call with Republic awhile ago, but it wasn't documented. Rachel has in writing that Republic waived the pick-up fee when they removed their dumpster and they were giving us credit for missed pick-ups. Republic emailed in Aug, saying they were issuing a credit, but they are now saying we aren't due that. We have already received 2 previous credits.

Rachel asked Carina to open a third account to put the supplemental assessment funds in and has been told they are working on this. This is an easier way to keep track of how this money is being spent.

Action: Rachel will make sure this account gets opened and that the correct amount goes in.

Landscaping Report: The landscaping committee planted 300 bulbs a few weeks ago at the Avery sign, the mulch opposite it, the B-1 and B-2 entryways, and at B-3 garage. The blowout of the irrigation system was done on 10/25. There are still a couple of hoses outside. The one at the B-1 garage was used for cleaning the grills and there is another hose outside B-3. A couple of neighbors have expressed interest in putting money towards spring flowers.

We received the new landscaping contract from Ecoscaping for 2025 and 2026. It was approved by the Board via email. The rate is the same as 2024 - \$24,200 per year. The landscaper is responsible for picking up trash. Karen will stay on top of this next year and let Luis know when there is trash. This is also in the cleaner's

contract, to remove trash in the garages and outdoors, and Rachel reviewed the contract with them.

Maintenance Report: Jay turned the water off, then needed to turn it on again so it was available to clean the grills. The flickering lights on the 1st floor of B-1 are due to a problem with the sensor, according to the electrician. Jay taped the sensor so these lights now stay off.

Action: Jay will replace the drop ceiling in B-2 garage, install a new post at B-1 trash corral that was damaged by a car, and replace the light in B-1 on the 2nd floor by the elevator (it has been out for about 6 months). The electrician will be here 11/8 to repair the lights. He is unsure what the new sensor will cost.

OLD BUSINESS

Insurance Committee: Brown & Brown, the new insurance company, has asked for loss history and details regarding the lawsuit. Ginny asked Carina to get the loss info from the last agent and she emailed the attorney about the lawsuit. The attorney said we could let the insurance company know we are in the discovery phase and are seeking bids. She also said we can refer them to the docket number, but she didn't provide the number. Ginny spoke to Carina about what involvement she has with insurance companies. Carina said the short notice we are given from the agent about the renewal is normal and she doesn't meet with or talk to the insurance company ahead of a renewal. When we meet with Brown & Brown, we should have 1-2 Board members and Leslie. We don't need to have Carina at the meeting. Karen offered to participate.

Action: Ginny will let Brown & Brown know we are not planning to file a claim for the water damage.

Bylaws Amendments: Ginny emailed Erik and asked if we need each owner's mortgage company involved in the bylaw changes. Erik said other clients have them do this work. It averages 6-8 minutes per unit. The estimated legal fee would be \$1000-1250 plus paper/postage. The mortgage companies are mailed a ballot, if they don't respond within 60 days it is considered a yes vote. We will need to have owners vote on these amendments again. The votes were sent to Carina last time so they were private, but it would be quicker to do ourselves. We could leave a ballot at each door, collect them in a box, and then give them to Premier. We need to discuss this at the annual meeting. The amendment regarding rentals needs to be re-worded, but the smoking and trustee amendments are the same as what we voted on after last year's annual meeting. Should we vote

on the smoking and trustee amendments after the meeting and then the rental one at a later date? We should try to do all three early in the 1st quarter of 2025, even if we do the two unchanged ones first and the rental one later after we've had time to write a new proposal.

Action: Ginny will put on the annual meeting agenda what happened with the bylaws and we will take another vote afterwards.

Grill Cleaning: Three owners cleaned the grills and put them away on 11/3. David thinks we will get another year or two out of them before they need to be replaced.

Action: Rachel will order covers for the grills.

NEW BUSINESS

Suggestions for Annual Meeting: Ginny wrote a draft agenda and sent it to the Board.

Action: The Board will send any edits of the agenda to Ginny over the next few days and she will revise. Carina will run Zoom at the meeting and will write the minutes. Rachel will make sure Carina knows we are meeting on 11/19 to prep for the annual meeting.

2025 Any expensive projects Foreseen?:

- **Outdoor furniture:** Karina looked at Polywood at their showroom in Peabody. Two tables with four chairs each will probably run about \$2000-4000 for each set. We currently have five tables and we have extra chairs because we had another table that got lost with Northpoint (the previous management company). We could look at other options, such as a bigger table with 6 chairs. We could replace the furniture at B-1 first and if some of that furniture is OK move it to B-2 and B-3 until we replace that. We can ask Star Waste or a handyman to get rid of the old furniture. We should also consider putting airtags on the new front chairs. We should budget around \$12,000 over two years. It can go in the operating budget, but does count as a reserve item. We can increase the monthly reserve contribution to 12% so there's more of a cushion and then pay for the furniture from there.
Action: Rachel will put together scenarios of taking the \$ from the reserve vs. taking it from operating.
- **Dryer vent cleaning:** We liked the previous company that did the cleaning on two occasions.
- **Interior painting:** We have three more years before we need to do this.

- **Power washing building exteriors:** When we did the power washing last time, the buildings were dirty from the initial construction. We may not need to power wash them in 2025 and can hold off for another year.
- **Reserve study**
Action: Ginny will find out who does them and what they cost.
- **Parking lot striping**
Action: Karen got a quote for this and will share with us.