

Meeting Minutes for the Yates House Condominium at 75 Cabot Street, Beverly, MA 01915

5/18/21 on Google Meet

The meeting was called to order at 7:05 pm

Attendance:

- Rob Polansky, Gibraltar Management Company
- Jessica Relgado & Erik Kymalainen, owners unit 2
- Katelyn L., owner unit 3
- Jeny K, owner unit 7
- Jessica Frazer, owner unit 17
- Diane Harris, owner units 6 & 12
- The Windsors, owners unit 1

Discussion items:

- Annual budget is approx \$44,000/year
- High electricity bills in cold months
 - Energy assessment?
 - Mass save?
 - Call lighting vendors
 - Motion sensors for lighting around building & common areas?
 - Estimate on updating/replacing baseboards to have programmable thermostats
 - Lock those so the temp stays at a consistent 55 degrees
- Safety concerns about the back deck for unit 7
- General concerns about safety of tenant in unit 16
 - All incidents need to be sent in email to Rob for documentation
 - If there are 3 or more incidents, unit 16 owners can be contacted & if necessary the association will hire an attorney and fine the owners
- Visitor spots are 15, 16, 17
 - if someone is parking in your spot, it's the owners' responsibility to let Rob know and they can be towed
- Fence in rear of building that abuts other building's parking lot may need repair
- Question: Can unit owners have a washer/dryer installed?
 - Answer: Yes, but it needs to be done by a licensed plumber to make sure that all connections/venting is done properly. Installation of a washer/dryer combo that doesn't require venting should still be done professionally/by someone who knows what they are doing!
- Leaking/clogged gutter at front left corner of building
- Landscaping - currently only mowing the lawn
 - Mulch
 - Price out having consistent weeding done throughout growing season & planting some perennials in front of building
- Unit owners would like advance notice via email/written communication about upcoming projects around the property, i.e. new carpet or window washing
 - To facilitate this, everyone should make sure that Gibraltar has the correct email address
 - Unit owners are responsible for notifying tenants
- No key for entrance to the back door that leads out of the hallway by units 9,10,11
- Be nice, don't throw away other peoples' stuff! ;)