

BAY SQUARE CONDOMINIUM BOARD OF TRUSTEES MEETING MINUTES

Thursday,
January 22, 2014

Board members present: John Patrick, Mehmet Rona, Juliet Jacobsen

Owners present: Catalina Arboleda

Management present: Phil Renzi, Joe Andrade

Minutes: December minutes are reviewed and approved.

Owner concerns: none

Financials: November and December financial statements are reviewed and approved.

Maintenance report: Plumbing leak in the restaurant to be fixed tomorrow (1/23/15).
Pool leaks are stable.

Window Project: BRS to start scheduling for spring installment on next month. Davis Square Architect's payment schedule reviewed, plan to stay with current fixed rate for phase 2.

Pool: Current leak detection methods not helpful to find leaks. Plan for the spring is to redo the skimmers and do some more work on sealing decking and light niches. Main drain leaks need to be investigated. Need to confirm that leaks are pool related (not from the deck). Dates for additional pool repair to be confirmed.

Space C-1: Will be billed for gas from Dec 1.

Vent cleaning – exhaust fan modified with 4 foot extension, paid for by Dumpling House. Cochrane provided an estimate for cleaning and to create access panels for the vent stack. Board voted to pay for the installation of the access panels for \$4482. Dumpling House will pay for the vent cleaning with a cost of \$6900.

Updates:

Trash chute cleaned

Lobby furniture cleaned

One-year Comcast contract to be renewed

New business:

Board voted to fix leaking drain pipe in the east upper garage for \$3400 (Allstar)

Meeting dates: Annual meeting is planned for Monday February 9th.