

Bay Square Minutes
June 25, 2007

The meeting was called to order by John Patrick at 7:10 pm. Attending were Board Members Oktor Skjaervo, Jackie Landau, Ann Oppenheimer, and Nancy Jacobson. Joe Andrade and Derik Opdyke of Thayer Associates were also present.

Open Session

Sue Owen asked for permission to use the Patio for a Book Club meeting from seven to nine on Thursday July 12. Although the subject of patio requests and requirements was scheduled later in the meeting, the Board took it up. They approved this request and discussed a sample copy of a form which John had sent us for use in the future. There was basic agreement on its content. John will email the amended copy for Board approval.

Minutes

Oktor moved and Ann seconded the approval of the minutes as distributed.
Unanimous.

Financial Report

Derik went over the monthly figures. Two CDs coming due were discussed and will be reinvested at the best rates available.

Maintenance Report

Preliminary figures for replacing the pergola (the lattice and woodwork adjacent to the lobby) with a material called Azek was discussed. Replacement of rotted wood with Azek or similar material) by Walpole would cost \$26,000 for the pergola, with a minimum 25 year guarantee. The Board agreed replacing the pergola with non-wood material would seem ideal and asked Derik for more price quotes. We provisionally decided against repairing as it would only be temporary.

Next year's budget should include money for the pool fence, lattice and arch and we will probably defer this work until then. Replacement of the pool lattice with a non-wood fabrication would cost about \$17,000. The Green Street fence will also need some attention at that time. All should be put in the Capital Budget spread sheet.

One bid of \$6844 for caulking and waterproofing around the perimeter of the building has been received. We are waiting for two more estimates.

Power washing of the garage is completed and the window washing and gutter cleaning should be finished tomorrow. Carpet cleaning of the common areas will be done by Joe with an assistant in a few weeks.

The front door carpet needs replacing. Prices will be obtained. Joe can replace the East elevator carpeting with left over material. Generally hallway carpeting and common area carpeting requires replacement every ten years.

Balconies

Some pricing has been done for the 86 European balconies. The range for replacing (not including installation) runs from \$27,000 to \$46,000. Removing and installing is additional. The Board agreed to have Derik look into estimates for the whole project, including the costs for removal and installation. The idea of selling the old metal was mentioned.

Pool Rules

Suggestions were made for the revision of the pool rules in order to conform with city/state law.

Future Board meeting are Monday July 23rd and Monday August 20th.

Nancy Jacobson
Secretary