

Bay Square Condominium Board of Trustees
Minutes June 29, 2009

Call to order: 7 p.m.

Present: Sharon Britton, Amir Hasson, Meredith Leshkowich, Ann Oppenheimer

Minutes: The minutes of May 27 were approved as presented.

Open session: Sarah Grunstein, unit 512, expressed her interest in becoming a member of the board to fill out the term of Oktor Skjaervo, who resigned at the end of May.

Agnes Darbinian, unit 606, spoke about her dissatisfaction with having to pay a monthly Comcast fee when her unit currently has no Comcast TV connection. Board members explained that they could not exclude her from the Comcast contract, which requires all units to participate in order to get the discounted rate offered to owners. Ms. Darbinian's unit formerly had a Comcast connection, but it was apparently lost when extensive renovation was done in the unit. Derik Opdyke suggested that she check her contract with the company that did the renovation to see if she could get them to pay to reinstall a cable connection in her unit. Ms. Darbinian indicated that she would like another cable service besides Comcast. The board indicated that it would be willing to poll owners to find out if they would like to terminate the Comcast contract when it is up for renewal.

Financials: The financials were presented by Derik Opdyke and accepted. The Board noted that line item accounting for salary costs including the risk factor charged by Thayer & Associates has been added to the monthly financial accounting.

Roofing Project Update: Derik Opdyke reported that the roofing project timing was delayed a bit with June's rainy weather but should be complete by mid July for construction and with contracts by the end of the month.

Fire Alarm Panel: The project to update the fire alarm panel will get underway by the end of July. Simplex Grinnell is building the panel to our specifications. The new panel will be tied in with the carbon monoxide sensors in the basement, which is an upgrade over the old system.

Solar and Wind Projects: The board expressed an interest in having Synergy Investment Company present a proposal about the feasibility and possible cost

savings that could be generated by installing wind turbines on the building's roof. Amir reported that unit owner Forrest Liao, who is an MIT engineer, expressed a willingness to help the board analyze the benefits on such a project.

Smoke Free Building – Amir Hasson reported that the online survey that asked for opinion on whether or not Bay Square should be a smoke free building yielded 16 responses, all positive. Sharon Britton reported receiving an additional seven hard copies of the survey, and these were also entirely in favor of passing an amendment to make Bay Square a smoke-free building. Sharon will continue the effort in the fall when actual ballots will be sent to owners asking for a vote to approve the amendment.

Sharon requested the Derik Opdyke investigate with Thayer's attorney whether electronic signature or voting by email would be a legitimate way to conduct voting on this amendment.

Balcony painting – Based on a quote delivered to Joe Andrade by Rhino Shield painting, the board expressed interest in having Derik Opdyke pursue signing a contract with the firm to paint the balconies on a schedule still to be determined depending upon the condo's budget and other factors. Derik was asked to investigate the terms of the 25-year guarantee on the product and to contact references, preferably customers who have had galvanized painting done with the product. There are 87 balconies at Bay Square. Derik and Joe Andrade will hire the firm to paint one balcony for demonstration purposes. Ann Oppenheimer will present a report at the next meeting about possible ways to budget the painting, either all at once, or in stages.

Condo move-in rules – Two trustees expressed concern about residents who were moving in and out at irregular hours: on weekends or late in the day during the week. Joe said he allowed a couple of recent moves at off times because of extenuating circumstances. The board expressed support for Joe in not allowing moves to begin late in the day. A suggestion was made that the front desk and absentee owners who rent their units should have clearly spelled out rules regarding moves to present to tenants. Derik said many of these rules are written down, but need to be copied and made available. It was suggested that reminders about these matters be sent out to owners around the time of the annual meeting.

The meeting was adjourned at 8:30.

The next meeting was set for Tuesday, July 21