

## **Bay Square Condominium Trust**

Minutes of the Board of Trustees

December 21, 2006

The regular monthly board meeting took place in the Bay Square lobby. Four board members, Jackie Landau, Nancy Jacobson, Ann Oppenheimer and John Patrick, were present. Absent was Anne McNeil. Joe Andrade, superintendent was present. Derik Opdyke of Thayer and Associates was absent. The meeting was called to order by Jackie Landau at 7:02 pm.

**Minutes:** The minutes of the previous meeting were approved.

**Financials:** The financial report was brief, as there were no items at issue. The report was accepted.

**Discussion of Unit #606 renovations:** The representative from 2006 and the contractor met with the Board for about one-half hour. The owners of 606 want permission to make some plumbing changes within their unit. They submitted plans from their contractor, which were also reviewed by an engineer chosen by Thayer. The plumbing work is estimated to take about three days. Other renovations to the unit will take about 8 to 10 weeks. There have been complaints and concerns from neighbors about noise related to the renovation. The Board approved the plumbing project, but asked the contractor not to make any noise before 9:00 am, after 5:00 pm, and on weekends and holidays. The contractor also agreed to notify the Concierge, in advance, about the hours that noisy construction would occur so that neighbors could plan to leave the building during those hours. Jackie agreed to send a letter to Morse Construction about the Condo requirements for any further construction work to be approved, including the need to install water shut-off valves. The Board approved the renovations, provided Unit #606 agrees to comply with the Condo requirements.

**Painting European Balconies:** We have a very tentative proposal from a contractor to pick up the 86 European balconies and take them off-premises to strip, prime and paint, and then return them. [We still need to find a contractor to un-attach and re-attach the balconies.] The cost is \$400 per balcony. The contractor still needs to get back to us about the warranty.

Before we can start this work, we need to find out if the balconies need to be replaced because the openings between the railings are too wide (and no longer meet specifications). We may be able to keep the railings as is, if they remain in place. But removing them for painting is likely to require that we meet current code of narrower gaps. John Patrick agreed to look into the cost of replacement balconies made of newer materials that would require less ongoing maintenance. This might be the best approach if we need to meet current code.

**Washers/Dryers:** The washers have had modifications to correct errors when they were installed. The price per load has been changed to \$1.75 (from \$1.70), and a super cycle has been added for \$2.00. The issue about having extended drying time, in 10 minute increments, still needs to be resolved.

**Hot Water Tanks:** Joe asked to install a shut-off valve on the Condo's 1,000 gallon hot water tank, so the water doesn't drain out of the tank whenever the hot water needs to be shut off. Only the water in the pipes will drain off. The Board gave permission for Joe to proceed/

**New Business:** Diane Remin sent an email to Jackie, offering to donate to the gym her recumbent bicycle. It is older, but an excellent brand (Lifecycle) and still functioning properly. The Board accepted her offer, and will arrange to test the bicycle and then move it to the gym.

Bob Oppenheimer requested that a chair be available in the gym for resting between exercises. Joe agreed to put a folding chair in the area.

The Board will meet again in January to prepare for the Annual Meeting.

Meeting was adjourned at 9:10 pm.

Ann H. Oppenheimer, Acting Secretary