

**Bay Square Condominium  
Trust Trustee Meeting  
Thursday, November 17,  
2022  
6:15 PM – on Zoom**

**I. Board Members:** Mary Moore, Claudia Giraldo, Rebecca Rudicell, Meredith Leshkovich, Catalina Arboleda

**Staff:** Alex Andrade; Jamie MacDonald, & Alex Andrade (weekend responsibilities)

**Owners:** John Patrick, Gary Vrotsos, Aleks Engel, Debbie Koplow, Sharon Britton, Eva Ehrlich

**II. Minutes:** October 2022 Meeting Minutes will be reviewed after the meeting

**III. Financials:** Reviewed and Approved Financials

**A. September 2022**

Total operating fund balance of \$165,770

Total reserve fund balance of \$974,216

**B. October 2022**

Total operating fund balance of \$171,920

Total Reserve fund surplus of \$984,038

**IV. Maintenance Report – Alex Andrade**

Superintendent's report (Separate Attachment)

Leak in LG is being investigated (see below)

**V. Management Review:**

**1. Old Business**

- A. Copeland Envelope & Structural Review Update & Make Safe Repair Some emergency safe repairs that need to be made ASAP

Lower Garage-pipe that was cracked in LG, when plumber went to replace the pipe, they found more damage. John Karman from Copeland will come out to inspect. Concrete that was dangerous has been removed. We will investigate which skylights need fall protection cages on them and which should be replaced. Ambrose can do the work themselves.

- B. 2023 Budget Update: preliminary talks with Thayer have begun

- C. Seasonal Display: planters have been ordered; Pemberton will come and plant them.

**2. New Business**

- A. Fall Preventive Maintenance HVAC Service: preventive maintenance was done six months ago; we have the filters here; we are waiting for the folks from Cooling and Heating to come. Turned the boilers over and the cooling tower. Alex will ask about doing the maintenance in Lobby and Common Areas Whalen Units.

- B. Toilet & Kitchen Valve Change: The Board is aware some units have shut off valves in the kitchens and bathrooms that are coming near the end of their useful life and the Board is discussing a building wide preventative maintenance program to change out these valves. John Aldorassi, our plumber will be consulted.

- C. Printer for front desk was replaced.
- D. BEUDO Update: John Patrick presented Building Energy Use Compliance Ordinance reported started in 2015 to monitor total emissions in Cambridge. In 2019-2021 no change, but total greenhouse gases were not declining, so amendment process for the BEUDO buildings to start reducing emissions before 2050. Residential owners in over 40 properties were not included in these meetings, They proposed a deadline of 2025 to begin gradual reductions and penalties for non-compliance. Councilors Nolan and Zondervan decided the goal was not aggressive enough, so further amendments were needed, before then. Penalties were as high as \$109,000 /year. John and Sharon have met with all city councilors. All but two of them agreed to consider amending the BEUDO enforcements to exclude condos. In early January there will be an ordinance committee meeting. There will be a meeting with Eversource present, as no one has an idea of whether the electric grid can support these changes. We will eventually need to move to a fully electric building and replace everything that uses natural gas with electricity. City has set up a department to help buildings lower their carbon emissions (but not functional as yet).
- E. Electric Rate Options: Cambridge Community Aggregation Plan would save us, about \$14,000/ year. All voted in favor.
- F. Light posts in front of building - need to be replace the inside of the lights. We have ordered the light posts and approved contract with Nalbo Electric.
- G. Continued ongoing discussion on purchase of hallway benches.

**Future Capital Projects; Prioritization and Planning: Capital**

**Projects for 2022**

- A. Copeland Review of Report

**Executive Session: Next Meeting Date: Monday, December 19, 2022 at 6:30PM**