

Minutes from May 8, 2018 Annual Meeting

221 Massachusetts Avenue Penthouse – 7:30pm start

Introductions

Trustees: John Bookston, Peter Massicott, John Wood (Gil Alterovitz – absent)

Boyd/Smith Management: Bill Smith

Residents: all introduced themselves to the group

Financial Report:

Bill Smith from Boyd/Smith reviewed the financials. The budget for our 2018 fiscal year is on track.

Maintenance:

1. AC Changeover date was discussed. Bill Smith said that based on the long term forecast, the changeover would take place on May 14th. This news was well received by the group. Going forward, the spring changeover will occur on May 15th each year.
2. Window washing is scheduled for 5/14/18 weather permitting.
3. The trustees discussed the need to paint or replace the wallpaper on the 9th floor. The trustees agreed to get samples of wallpaper and a quote from a designer. Boyd/Smith will arrange for this to happen.
4. Bill Smith explained the need to replace the corridor HVAC blower fan due to the shaft & bearing assembly is worn out. Repairs are underway.
5. The first floor awnings are in poor condition due to the awning are 17 years old and need to be replaced. The Trustees signed off on the replacement awnings. It will take 8-12 weeks to fabricate and install.

Open Discussion:

1. Residents asked for new furniture on the roof deck. The trustees said they would look into upgrading the furniture and lighting.

Trustee Election

Peter Massicott (701), John Bookston (901), John Wood (603) and Gil Alterovitz (404/304) were re-elected for another year.

Meeting adjourned at 9:05pm