

Secretary's Report for April 2018

Google Group Activity:

- **Electrical Panel Quotes**

Dave Cushing provided a quote of \$290,000 for the replacement of all the exterior service equipment for the residential buildings which includes labor, materials, sales tax, and the removal of the old panels. However, Dave's quote does NOT include the extra work needed for the buildings (for the most part just the buildings with (3) disconnects) where the new equipment is larger than the old equipment. Each of these locations is different and needs to be planned out carefully as well as scheduled with Eversource, Haffey (to install a PVC backboard), and the town inspector.

All-Tech re-submitted the quote for \$462,568 given to Rob last August 2017, however they advised that the price may vary a little due to increased cost of materials. The All-Tech rep also advised that they would not be able to do the project until the fall.

- **Property Manager Search**

The PM search committee interviewed Nadine and another candidate on April 9th. The third candidate that was scheduled to interview unkindly cancelled at the last minute. Dave was asked to repost the job listing which produced additional resumes for the committee to review.

- **Floodstop Product**

Mike determined (and the Trustees concurred) that the Floodstop valve is the preferred product to replace the Wags valves. Tom wrote-up a draft of the revised Plumbing section of the Rules and Regulations to be further discussed at our meeting.

- **Step Project**

W. J. Hulbig Construction Company provided quotes for concrete at \$13,830 per unit, and Monumental granite at \$41,300 per unit. Several trustees commented that given the huge cost difference, concrete is logical choice.

Email voting:

- **Tennis Court Fence**

After several trustees viewed the samples provided to the office by AnyFence, a **MOTION** was adopted to accept the estimate by AnyFence LLC for the green fabric with galvanized frame. Estimate # 2018-072B, for the amount not to exceed \$16,000.00.

- **Water Leak**

On April 5th Nadine received a letter from Town Hall advising that we appear to have a significant leak on the property. Mike could not find the leak, so a company was hired for \$3,750 to find the leak. Hydra Tech found the leak under the parking lot near the speed bump. Mike spoke to the experts and concluded that the water leak needs to be repaired ASAP along with four leaky hydrants that need to be repaired. Mike received an estimate from Hydra Tech for repairs and maintenance and recommended at this time to do the repairs, and discuss the on-going maintenance at the next Board meeting. A **MOTION** was adopted to accept Estimate #20182511 from HYDRA TECH for the sum not to exceed a total of \$19000 for the first three (repair) items on the Estimate.