

Natick Green Condominium Trust
Minutes of the Board of Trustees' Meeting
Tuesday, August 25, 2020

Attendees:

Tom Knight, Chair
Perry Galvin, Vice Chair
Elliot Schwartz, Treasurer
Adrienne Beck, Secretary
John Gallagher, Employee Liaison
Sue Peters, Trustee
Steve Hayes, Trustee

Nadine Anderson, Property Manager
Mike McClay, Director of Maintenance
Dave Fisher, Fisher Financial Services

At 6:08 pm the meeting was called to order.
The meeting was adjourned at 8:25 pm.

AGENDA:

I. Acceptance of the Minutes

The July Minutes will be reviewed and approved in the next few days via Google Groups and once approved they will be posted on Natickgreen.org.

II. Maintenance Report

Director of Maintenance Mike McClay presented the maintenance report which included the following:

- A. Completed several Make-Readys.
- B. Deck staining and painting: Right Track painters have completed all of Silver Hill and have started work at 9, 10 & 11 Post Oak Lane.
- C. Electrical panel project: One section of 2-4 Post Oak Lane needs to be finished to complete the project. An additional half day of work is needed because there was a part missing the first time around. Dave Cushing is waiting for Eversource to issue a ticket/permit for the work to be done.
- D. Stairs project: W.J. Hulbig is renovating the steps at 5&7 and 9&11 Post Oak. Mike is working with Hulbig to minimize rust on the railings, however the fact is that irons railings are going to rust over time.
- E. The pool is open and in compliance with Natick Board of Health to the delight of all our residents.

- F. McNulty Construction removed the sidewalk extension between 7 Silver Hill and 3 Silver Hill.
- G. The lettering on the awnings has been an ongoing problem. The street address (name and numbers) are falling off. Nadine and Mike are working with the awning vendor, but an alternate vendor may be needed. Nadine will look into silk screening and sewing options and pricing.
- H. Mike noted that we need to begin discussion on the parking lot and sidewalk reconstruction project.
- I. Mike is currently interviewing candidates to replace Francis who is leaving Natick Green in September. Former Maintenance employee Joey Angell has returned to help out on a temporary basis.

III. Financial Report

Dave Fisher emailed the July 2020 financials to the Trustees.

Dave noted that our auditors will be contacting us to conduct a 2019 audit.

IV. Secretary's Report

There were no online votes or discussions that took place during the past month

V. Unfinished Business

- A. Plans for the 2020 online Trustee Election are being finalized and will be announced soon.
- B. Tom drafted the proposed Amendment to the NGCT Declaration of Trust regarding the Trustee Terms. It would allow for staggered terms and appointment to fill vacancies. The amendment would require 75% approval (beneficial interest) of the Unit Owners in order to be adopted, so an extended online open voting period of approximately six months will be set. A **MOTION** was Adopted to accept the proposed amendment as drafted by Tom that will be put up for voter approval. Tom will update the timeline as the Trustees did not agree with the proposed timeline that concluded on January 5, 2021.
- C. Dumpster camera update: ADT is out as their quote was too expensive. Brian Bishop (who was referred to us by Dave Cushing) had given Nadine an estimate of \$300 so she will follow-up with Brian and report to the Board.

VI. New Business

- A. Everyone agreed that our Lifeguards and Pool Attendants did an outstanding job this pandemic-challenged season. A **MOTION** was Adopted to award a total amount not to exceed \$1000 as a seasonal bonus to the seven employees. John, Sue and Adrienne were tasked with allocating the Bonuses among the 3 Lifeguards and 4 Pool Attendants.
- B. A **MOTION** was adopted to grant a Reasonable Accommodation Request for an emotional support cat.

VII. Property Manager's Report

- A. Reserve Study: Nadine provided a list of bullet points to be covered in our special Reserve Study meeting TBA. Nadine and Dave will schedule a date for a Zoom meeting.
- B. Nadine sent out violation letters to two Unit Owners this month.

VIII. Executive Session

The Board convened into executive session to discuss non-public and legal matters.

The Board of Trustees meets monthly (except December) on the fourth Tuesday of the month at 6pm in the Natick Green Clubhouse. As usual, unit owners are most welcome to attend for observational purposes. If you wish to address the Board regarding a particular matter or concern, please provide a written agenda request that includes the nature of the matter, to the Natick Green Office at least ten days in advance of the meeting.