

**Natick Green Condominium Trust  
Minutes of the Board of Trustees' Meeting  
Tuesday, January 28, 2020**

**Attendees:**

Tom Knight, Chair  
Perry Galvin, Vice Chair  
Adrienne Beck, Secretary  
John Gallagher, Employee Liaison  
Steve Hayes, Trustee

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

**Absent**

Sue Peters, Trustee  
Elliot Schwartz, Treasurer

At 6:05 pm the meeting was called to order.  
The meeting was adjourned at 9:20 pm.

**AGENDA:**

**I. Acceptance of the Minutes**

The December 3rd meeting minutes were accepted as written and will be posted on the webpage [Natickgreen.org](http://Natickgreen.org).

**II. Maintenance Report**

Director of Maintenance Mike McClay presented the Maintenance Report. The report included the following:

- A. The Maintenance department is working on Make Readys and renovations.
- B. The balcony and shed door painting project is scheduled to begin this spring. Mike advised the Trustees to consider the condition of the existing shed doors in planning the project. By Mike's count there are 198 steel doors on the property that are either original or were replaced prior to 2012 Building Envelope Renovation (B.E.R.) Project. These aged steel doors have begun to rust and rot and/or have broken hinges. The Trustees and Mike discussed whether or not all the old doors should be replaced at this time. Mike received a proposal from JT Haffey Builders to replace the old doors with new steel fireproof doors. These are custom sized doors. JT Haffey explained that unfortunately new tariffs have increased the cost of the doors by 25% and combined with an increase in labor costs the doors have gone up in price by \$460 to a total of \$1355 per door. The doors would need to be painted after installation

Given the above, a **MOTION** was **adopted**: “All decks, supporting structures, and all shed doors are required to be painted. Storage shed doors not replaced since 2011 are required to be replaced. Such painting and replacement shall be at the expense of the Unit Owner and not to exceed a cost of \$1,950.”

To save on the cost of the project, Natick Green will be purchasing all the paint instead of paying the additional expense to Right Track. A **MOTION** was **adopted** for Natick Green to open a commercial account with Benjamin Moore Home Decor Group with a limit of \$10,000.

- C. There are only a few remaining mailboxes to be replaced which will be completed in February.

### **III. Financial Report**

Dave Fisher advised the Trustees that due to year-end procedures the December 2019 financials would not be available until our February meeting.

In a previous meeting, the Board asked Dave for advisement of how to establish staggered terms of Trustees to various 1, 2 and 3-year terms in order to build consistency in the Board. Dave obtained a draft amendment for trustee elections from our attorneys. It would allow for staggered terms and appointment to fill vacancies. According to our attorney, the amendment requires 75% approval (beneficial interest) of the Unit Owners

### **IV. Secretary's Report**

There were no email votes that occurred during the past month.

### **V. Unfinished Business**

- A. Dumpster camera update: Verizon seems to have corrected the issue on their end, but Best Buy still can't get the cameras to work. Best Buy is scheduling another visit to the property to make another attempt.
- B. Electric Car Chargers update: We are waiting for Eversource to get back to us with their determination of whether Natick Green has the electric capacity to support this service.

### **VI. New Business**

- A. It is time to plan the 2020 Annual Meeting. A May or June date will be selected. Dave and the Board need to set a timeline with dates for Owner self-nominations and on-line voting.

- B. Nadine and the Trustees discussed the idea of installing a playground between 50 Silver Hill and the grill area. There are many more children here at Natick Green and there aren't any nearby playgrounds to access. There was a playground on the property years ago but the area was reallocated as our grill site.

## **VII. Property Manager's Report**

- A. The search to fill the open position in the office has not been an easy one. Nadine recently interviewed someone that made a good impression.
- B. A service representative from Buildium came to the office and spent several hours working with Nadine to get the system up to speed.
- C. Nadine will contact Truax as it may be time for a check-up of the sewer covers.

## **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.