

Pleasant St. Condo Association

c/o S-C MANAGEMENT CORP., AMO®

TWO BROOKLINE PLACE, SUITE 206 BROOKLINE, MASSACHUSETTS 02445
(617) 566-1026 FAX (617) 734-4518

Meeting Minutes

BOM Meeting

December 13, 2010, 4:30 pm

The meeting took place at the Pleasant Street Condos, 165 Pleasant Street, Cambridge at 4:30 pm on December 13, 2010. Helen Page (Chairwoman), Hanno Steen (BOM), Warren Foote (Treasurer), Albert Darling (BOM), Susan Keller (HRES) and Diane Piantedosi (S-C) were present. The meeting was an open meeting. No residents attended.

Agenda Items Discussed

1. The report provided by Security Consultant, David Sawyer, and President for Safer Places, Inc. was discussed. The overall consensus of the report stated that Pleasant Street is a reasonably safe place to live. Some safety improvements were suggested such as the key fob system or cameras. The board agreed that these would be helpful tools, they did not warrant the expense of installing them on the property.

Discussion on putting up no trespassing sign on the walkway behind the gazebo room that goes toward Whole Foods. Susan stated that this would be against the zoning agreement with the City of Cambridge allowing neighbors to cross through that part of the property.

Helen suggested that management put a security tip sheet onto the Pleasant Street website as a summary of the security tips provided in the report.

Diane to look into can we stagger the hours of the security guard. Pedro should change the punch code in the lobbies annually.

2. Bylaws and Condominium Documents - A copy of the Amendments proposed for the Bylaws and Condominium Document will be sent to unit owners after the holidays. We will request owner's comments within 30 days and then provide another date to vote on its approval.

Helen said that she would review the proposed by laws and we will discuss at the next board meeting.

3. Bike Racks installed. Diane to contact units on the waiting list to issue bike tags.
4. Election was held for Vice President on the Board. Ted Darling was elected.
5. Financial Report was reviewed and recommendations were made to reduce the capital expenditures in order to stay within budget for the year. The recommendations on Capital Expenditures were approved. This included postponing the garage power washing and stairwell and ceiling painting until FYE 2012.
6. The Affiliation policy was discussed - there are currently three owners thought to have lost their affiliation. They will be notified before approving the new policy. Helen, with the input from other BOM, will write the letter and send out giving the unit owners 6 months to sell their units and vacate the property. The proposed affiliation policy will be reviewed again at the next BOM meeting.
7. Thompson & Lichtner Water Consultants - Report is in process of being completed. Hanno agreed to be the board representative on the committee to review the report when completed.

Items For Discussion

- Hanno mentioned the Heating in the common areas of building 157 was not working. Pedro made repairs to the broken thermostat.
- Send memo to all residents to review the new recycling rules. In addition Pedro will set up a container on the first floor for energy saving light bulbs
- Diane to coordinate with Tracy Coleman to create a Moving-Out Check list. This will include turning in keys, parking tags and instruction on furniture disposal. A forwarding address needs to be provided if former residents need to be contacted or charged for moving out violations such as improper furniture disposal etc