

Old School Commons Annual Meeting March 21, 2023

Where: Zoom Virtual Meeting

Attendees:

Board: Cynthia Macgrath, Chair, John Dion, Treasurer; Richard Schulman, Secretary; Patricia Lee Lewis and Leah Kunkel. Trustees.

Owners:

J. Rockwell Allen
Joanne Bird, CSO representative
Gerrit Stover
Caroline Gear, Intl Lang Institute representative
Randall Hicks/Robin Barnett
Edie Daly
Elizabeth Elder
Kathleen Coleman
Andrew Donahue/Richard Chu
Andrew Pauker
Seneca Rasey
Maria Toyofuku
Sara Jonsberg
Andy Williams
Chris Kelley/Jacqueline Renda
Clare Shukan
Thomas/Patricia McCarthy
Jo Cyr Mutty
Jane Garb

Kendrick Management Company: Bob Sears and Gretchen Bechta

1. **Call to Order** 6:03 p.m.
2. **Welcome by Board of Trustees Chair Cynthia Magrath.**
3. **Approval of 2022 Annual Owners Minutes.** Motion to approve by Patricia Lee Lewis and seconded by John Dion. Minutes were approved.
4. **OSC Board Report, Cynthia Magrath.**
 - a. Introduction of Board of Trustees, Committee Chairs and KPM Mgt Team
 - b. Board Accomplishments and Initiatives since March 2022, annual meeting. Cynthia presented a highlight of major issues to come before the trustees during the past year including commercial owner contribution to reserves, elevator maintenance and possible upcoming replacement, security concerns particularly to the commercial areas, parking congestion as more commercial units are occupied post Covid, and sustainable landscaping. Cynthia also recognized the work of the Garden and Grounds Committee for obtaining new trees from the city. Finally, Cynthia stated that in addition to the issues remaining from the past year, we will also be stay updated and provide input when we can on the proposed neighboring Resilience Hub.
5. **Property Management Report, Bob Sears, KPM Property Manager.** Bob reported an overview of past year accomplishments. These included the installation of the benches and their stone supports, exterior painting of Hawley Building, interior painting throughout OSC, roof replacement in portions of

Sheehan, elevator and parking lot gate maintenance, improvements to the laundry room equipment, and multiple water leaks in Hawley. They are also addressing gutter cleaning and adjustments. Upcoming work is more exterior maintenance, estimates for replacing concrete sidewalk damage with pavers. Patricia thanked Bob and Kendrick for their good work.

6. **Treasurer's Report, John Dion.** Budgetary process proceeding normally. Expect the snow removal costs to be higher this month as winter winds down. We need to continue focusing on increasing the reserves. This is likely only possible with increased contributions from the commercial owners. A related issue is the need to address elevator long term issues. The repair costs will continue to rise and an emergency could mean a long term loss of an elevator. We should make plans to replace them. Energy expenses at Sullivan are "out of control."
7. **Social Committee, Patricia Lee Lewis.** Patricia addressed the new owner welcome brochure, the bench installations and the successful bench "christening" party. Patricia invited owners to attend meetings and meet their neighbors. Finally, she discussed the "Come Along with Katie" to highlight local areas of interest to members of the OSC community.
8. **Owner's Forum.** Edie Daly thanked members of the OSC community for sending their love and condolences for Jackie Mirkin.
9. **Election of Board Members**

One position was open with a term ending in 2026. Gretchen Bechta for Kendrick announced the result of the election with 62.7% of owners voting, John Dion received 43.16% of the ballot vote and Barbara Hurley received 19.55% of the vote as a write-in candidate. Mr. Dion then announced he would withdraw as a candidate. A discussion ensued about the process required when a vacancy occurred. Kendrick would advise the community of that process soon after the conclusion of the annual meeting.
10. **Election of Board Officers:** The trustees reelected the current Chairman and Secretary. The Treasurer position, now vacant, will be selected once the procedures for filling the trustee vacancy are completed.
11. **Adjournment at 6:50 pm.** The Trustees were advised there would be a short executive session after the meeting.
12. **Proposed 2024 Annual Owners Meeting Date:** March 19, 2024 at 6 pm.

Respectfully submitted,



Richard S. Schulman
Secretary