

AGENDA for NILMA MEETING

2:00 PM, April 14, 2016

Great Meadow Hall

Call to Order

Len Green

Approval of March 3, 2016 Meeting Minutes

Nomination Committee Explanation of Nomination

and Voting Process

Charlie Blauer, Chair

IL \$25,000 Discretionary Fund and discussion on Acoustics

Peter Halfon and Jerry Wyner

Ad hoc committee for developing policy on use of IL facilities by non-IL persons

Len Green

Old Business

New Business

Adjourn

Call to Order

Len Green

Meeting was called to order at 2 PM by Len Green, President.

Present: NILMA council members: President Len Green, Betty Rosencranz, John Averell, Arnold Heiger, Murray Staub, Howard Cohen, Sue Waxman, Nancy Kummer, Jay Berkson, Betty Taymor;

with Steve Colwell, Executive Director NBOC

Absent: Gloria Lerner

Guests: Patricia Sheehan, Charlie Blauer

Approval of March 3, 2016 Meeting Minutes

Len asked for approval of the minutes.

The minutes of the March 3, 2016 NILMA meeting were approved unanimously as published.

Before the regular agenda began, President Len Green introduced Patricia (Patti) Sheehan, the Director of Human Resources at NewBridge on the Charles, and asked her to explain her role, staff, and plans for NBOC. Patricia's responsibilities in NBOC, with her staff, extend over IL, AL, Home Care, and the Health Care Center. All of the about 1000 employees are part of her responsibilities. HR does the recruitment, on-boarding, and support of employees and managers in any employee relations, in partnership with the HR team in Roslindale.

Her staff is: Miwa Watkins, a contract administrator primarily supporting IL recruiting; Annmarie Pisani supports Healthcare Center and Home Care; and Julie Lagadimas, at the front desk coordinating HR.

Patricia is working to develop attracting and hiring new employees more locally, with the goal of encouraging longer term employment. Miwa is reaching out to high schools and colleges to attract part time students for possible durations up to six years if possible.

New hires, especially in healthcare positions, have to go through relatively lengthy background checks for suitability. This can take up to two weeks.

Nomination Committee Explanation of Nomination and Voting Process Charlie Blauer, Chair

The Nomination Committee for this year's nominations to NILMA is comprised of Charles Blauer, Chairman, along with Arthur Luskin and Joan Rome.

Article IV of NILMA By-Laws states that nominations for the election of representatives of a Voting Unit shall be submitted in writing by any Member of the Voting Unit to any member of the Nominating Committee during the first seven (7) days of May each year. Ballots listing all nominees for each Voting Unit in alphabetical order shall be distributed to Members of the respective Voting Unit as soon as possible following the close of nominations, with special instructions specifying where and when ballots may be cast. Elections shall be scheduled to be completed by the 21st day of May each year. Absentee ballots must be received no later than that date.

The Nominating Committee shall count the votes and shall promptly notify the Council President of the election results. A plurality shall elect, and, in the event of a tie, a decision shall be by lot.

For the upcoming new NILMA Council beginning June 2016, there will be six elections. These will be for the First and Second Floors of the North Building, the First and Second Floors of the South Building, the North and South Villa Buildings (voting as one unit), and the Community Center Building.

The following NILMA members are completing one term, and therefore are entitled to run again: John Averell – 1st Floor North Building; Jay Berkson – The Villas; Gloria Learner – 2nd Floor South Building; Betty Rosencranz – 2nd Floor North Building.

The following member term has expired, and therefore, must be replaced: Arnie Heiger- First Floor South building.

The following members have announced their intention to retire, though they have one year left on their respected terms: Gloria Learner – 2nd Floor South; Betty Taymor – The Community Building. Accordingly both of these vacancies must be filled.

At this writing, all six of the floor meetings have been scheduled, and three have completed their nomination ballots. All floor meeting and balloting will be completed by the end of April. The Nominating Committee will collect, collate the ballots, and advise the President of the results.

Respectfully submitted, CHARLES L. BLAUER Chairman

A point of clarification was raised (later in this meeting) by Arnie Heiger about the use of the words "Member" and "Unit". It was clarified that "Unit" is used to mean one of the 11 voting blocks, not as a residential apartment or cottage. It was also clarified that "Member" is used to mean an individual resident of IL, not as an apartment or cottage, and that each member is entitled to one vote in all the nomination and voting detailed above.

IL \$25,000 Discretionary Fund and discussion on Acoustics Peter Halfon and Jerry Wyner

Len has taken the 26 suggestions by residents for use of the Discretionary Fund, and forwarded them to Tom West, Director of Maintenance, for cost estimates to complete each item; he has done this. These data will be available to read eventually. The intention is to prepare a ballot with each item, for every resident of IL to vote on in priority order.

Two items need further study as to cost. First is the streaming of all movies shown in the Theater and Great Meadow Hall into local channel 918. This is being gathered by Jack Goldberg, and should be available soon.

The other item is acoustic improvement in Centro and Copper Beech, an important and long-studied issue for many with hearing difficulties. To that end two residents with professional expertise will address us with their analysis of the current situation and possible future improvement.

Peter Halfon presented a detailed history of past studies and remediation, culminating with the glass wall built between the kitchen and Centro restaurant. Exhaust fan noise was also reduced, and carpeting in the Garden room and Copper Beech installed.

The conclusion of the Acoustics Committee was that additional remediation by treating ceiling areas would require substantial cost for little if any perceived benefit, and does not appear warranted. The detailed report by Peter Halfon is attached to these minutes in PDF form.

Len introduced Jerry Wyner, a recently arrived resident with his wife Genevieve. He has taken over the Chairmanship of the Acoustics Committee from retired Julian Bussgang. He has many years' experience in manufacturing and engineering.

Jerry Wyner is in general agreement with Peter's presentation. Currently there are new technologies which may provide cost effective remediation. His measurements and analyses have found noise levels vary with time of seating and location. Notably, as more people are seated, people will increase their speaking levels to compensate, a well-known acoustic effect, especially in rooms and restaurants, with high reverberation from walls and ceilings.

His conclusion is that a new study is necessary, with newer and more sophisticated measurements, to determine the most cost effective way to reduce noise levels. One possibility from discussions with Tom West is to replace the aging ventilation systems with new more efficient and quieter ones that would reduce kitchen noise.

Steve Colwell confirmed that a contract is already signed to pay for the supplemental study. No money from the Discretionary Fund is needed for this. Len stated that pending this study, the cost to actually improve acoustics will be included in the ballot with the other 25 items for resident voting.

Murray and Sue commented that some of the discretionary items should be on the NBOC capital budget. John said that this was raised and explained in the March meeting where Steve stated that all items on the ballot are scrutinized by management, and used to prioritize improvements

to be added to the future budgets. This is why prioritization of requests on the ballot is useful for more than the discretionary fund usage. Steve cited a sidewalk request that is being incorporated into the next budget because of a number of requests.

Ad hoc committee for developing policy on use of IL facilities by non-IL persons Len Green

Len related that some recent discussions about the use of IL facilities in common areas, such as library, hallway to Centro, fireplace sitting room, and other common seating areas in lobbies, by individuals not residents of Independent Living, have been objected to. Some of us have determined that there should be a written policy about this subject.

Len has asked Marilyn Stone to chair an *ad hoc* committee to develop a written policy with suggestions on how to enforce it. This long-standing issue is complicated; a small group of IL residents will be included to work out specifics in a balanced fashion. Anyone interested in being on this committee should contact Marilyn or Len for information.

Old Business

Sue asked that we receive a report from the Food Committee, since we have not for quite a while. Len agreed, and will work on scheduling them as soon as it can be arranged.

Murray asked Steve if there has been further work on studying solar panel use. Steve reported that he, working with Sam Lehrer, has had a company come in and make a proposal on installation of solar panels for supplementary power. Steve made a ground rule that there would have to be at least \$100,000 in savings to make the project worthwhile. The study would require use of roof exposures South, or substantial East or West. In addition, use of parking areas and green space would be needed to reach the ground rule. Further study is needed to solve transmission of power to distribution points. When solutions and tradeoffs are reported back, then some further decisions can be made on feasibility.

Arnie asked about restoring regular shredding times and places. Steve is currently looking into using shredding bins in the mailroom area, similar to what is used in management areas. When costs are established, this will probably be instituted as a long term solution.

Arnie then brought up questions concerning the By-Laws of NILMA and the nomination and voting procedures. The summary and clarifications on this subject are covered above as an addendum to the agenda item report by Charlie Blauer.

New Business

Sue Waxman raised some questions about the revisions in the Members Handbook, particularly in the Housekeeping areas, that seem to change some previous policies. Steve asked that she write down her observations for him, and he will issue further corrections to the revision, if necessary.

Jay reported that although some residents picked up dead branches in the wooded areas and set them aside for disposal, the groundkeeper company simply threw them back into the woods. These should be taken away.

Adjourn

A motion was made and seconded to adjourn the meeting. The motion was carried. The meeting was adjourned at 3:15 PM.

Respectfully submitted, John Averell, Recording Secretary

