

AGENDA for NILMA MEETING

May 11, 2017, 2:00 PM

GREAT MEADOW HALL

Call to Order	John Averell
Approval of April 13, 2017 Meeting Minutes	
Report from the Finance Committee	Paul Hardiman
Report from Nomination Committee	Edith Luskin
Old Business	
Review of Refreshing of Residences	John Averell
New Business	
Adjourn	

## MINUTES -- NILMA MEETING MAY 11, 2017

### CALL TO ORDER

John Averell, President, called the meeting to order at 2:00 p.m.

Representatives present: John Averell, David Goldman, Murray Staub, Mike Atlas, Jody Berkowitz, Sharon Gouveia, Len Green, Howard Cohen, Lorraine Gordon, Sue Waxman, Charles Weinstein *pro tem* representing Nancy Kummer

Representative absent: (Nancy Kummer)

Guests: Steve Colwell, Paul Hardiman, Edith Luskin

John asked for a volunteer to record the minutes. Hearing no volunteers John agreed to write the minutes from the audio recording.

John welcomed Lorraine Gordon back. He then appointed Charlie Weinstein to represent the South-3 floor for this meeting, in Nancy Kummer's absence.

### APPROVAL OF MINUTES

The minutes of the April 13 meeting were approved unanimously as published.

### Report from the Finance Committee

Paul Hardiman

Paul Hardiman presented the FinCom report as of the second quarter of Fiscal Year 2017, starting Oct 1, 2016 and ending March 31, 2017. The four slides shown are attached to these Minutes.

Paul said this has shown a very good performance, both in absolute terms and against the budget. IL had a total revenue of about 8 M\$, and total expenses and benefits of about 7 M\$. Total cash available is 5.8M\$. Mortgage, maintenance, and capital expense was about 5M\$. Cash after payments was 918K\$. The Real Estate tax refund negotiated with Dedham helped considerably. IL enters the second half of the Fiscal year with a positive performance.

The report of the total NBOC campus showed: Total cash from operations of 6.2M\$, and net entrance fees of 418M\$, for total cash available of 11M\$. Payments of Mortgage, Maintenance, and Capital expenses was 10M\$, leaving Cash after payments of 955K\$. Additional income from investments resulted in total cash generation of about 1.5M\$, a very good performance.

Some interesting statistics as of 3/31/17 were displayed. All 256 units of IL are either occupied or committed. A net of 4 residents entered the Continuum, resulting in 28 people currently in the Continuum. The IL resident census was displayed. There were 321 IL residents on 3/31/17, of which 104 were men and 217 were women.

Steve reviewed why we received a tax rebate. NBOC argued we were over-valued by the Town. Rather than going to court, the town agreed to negotiate, resulting in the rebate of about 300K\$. We are considered not for profit, but for real-estate tax purposes, part of NBOC buildings are considered taxable. All profits go back to NBOC or HSL. There are no shareholders. Paul stated that all of HSL is a 501C organization, therefore exempt from federal and state taxes.

Question about maintenance and capital budget, whether there are line-item budgets within the totals, and what happens when something like the Nosh expansion

budget was removed. Paul stated that line items are submitted to FinCom. Steve added that there is a total of 2.5 M\$ in the 2017 FY budget. All this is paid out in the year. Within this total, money is moved around on a priority basis and emergencies arise. Paul added that refinancing of our mortgage debt is being pursued now, with hope that by year end this will be done. Steve emphasized that we are pursuing the refinancing option, but it is not yet certain when.

#### REPORT OF NOMINATING COMMITTEE: EDITH LUSKIN

Edie reported that the Nominating Committee received valid nominations from voting units in South-3, North-3 and 4, and the Cottages (two open seats). Each of the five nominees in the units was unopposed. Nominees signed their nominations, agreeing to accept and serve if elected.

The new unopposed nominees were: Fran Shaer for North-3; for the Cottages, Michael Ross and Dorrit Senior. Returning unopposed nominees for a second term were: Nancy Kummer for South-3; Murray Staub for North-4. Edie thanked Len Green, Sue Waxman, and Howard Cohen for their service on the NILMA Council.

Edie thanked her committee members for their help and service in this nomination phase: Barbara Atlas, Carol Halfon, and Betty Rosencranz.

John explained that nominations were left open through the previous weekend May 7. By his interpretation of the Bylaws, there will be no write-ins on ballots for elections of representatives, since validation of a written acceptance is not possible. Unopposed nominees are declared elected, and no balloting will be made in the voting units. New representatives will be seated in the June meeting at the installation.

OLD BUSINESS:

Review of Refreshing of Residences

John Averell

John raised this topic again because of recent questions and complaints about costs of painting by residents. The schedule of refreshing apartments and cottages was presented in the NILMA meeting of September 2015, in the slide below:

**NewBridge on the Charles**  
Independent Living units  
Finishes Replacement Schedule

	Age Years	Member Contribution	NBOC Contribution
Wall Painting	<7	100%	0%
	>7	0%	100%
Ceiling Painting	<12	100%	0%
	>12	0%	100%
Carpeting	0 - 5	100%	0%
	5 - 8	75%	25%
	8 - 10	50%	50%
	10+	0%	100%
Kitchen/Bathroom Floors	0 - 5	100%	0%
	5 - 10	75%	25%
	10 - 15	50%	50%
	15+	0%	100%

John reviewed his understanding of the agreement that Steve Colwell presented, based on the minutes and recent discussion with Steve. This will apply to the painting of walls and ceiling, not for carpeting and floors.

When a unit reaches seven years from last painting of walls, or 12 years for ceiling, repainting will be performed at no cost to the standard condition of units. Extra charges may be made for more expensive paint, or a color that may require repainting when reoccupied. Repair of walls with damage beyond normal wear and tear may require some additional charge. Moving and coverage of furniture is included, with the understanding that small items in large furniture, such as books and art objects, should be removed by resident into separate boxes. Pictures will be removed and replaced. Liability for damage of valuable objects is the responsibility of the resident. Wall prep is included in the job.

Before year 7 of walls, and 12 of ceilings, the cost of paint jobs is borne by the resident. Outside contractors approved by NBOC may be engaged by resident, and are often engaged by NBOC maintenance as well. A resident may be furnished the cost basis for NBOC charges, and request rebates in some cases.

In reply to a question about when the 7 year starts, Steve explained that when a unit is readied for a new resident, it is painted as necessary. Basically, the clock starts when a resident moves in.

A suggestion was made that these guidelines be included in the Members Handbook so that everyone will be aware of their rights in refreshing apartments and cottages. Steve will consider this addition.

Lorraine asked if people would need to leave their residence when painting or other work is done. Steve suggested it would be up to the resident whether they would be comfortable during the work in what would probably be a messy and limited environment. They might want to live away for a time.

On a different subject, Charlie Weinstein asked if there is a regular inspection done on facilities such as elevators, etc. Steve stated that there is. There is a 5 year Capital Plan for refreshing or replacing facilities. At least annual inspections are made, and on work requests, facilities are inspected. Schedules and funds can be moved around to do maintenance or fixes on a priority basis. Email Steve for requests on work that you observe needs to be done.

### NEW BUSINESS

John raised questions on Landscaping, in response to several requests from his floor, and after consulting with Dorrit Senior, Chairperson of the Landscaping Committee. After 8 years of the original landscaping design and implementation, there are now things that need to be replaced, and design of landscaping that should be revisited. He noted that the dead trees between North building and Villa have finally been cut down, and presumably will be replaced appropriately.

He also noted that ongoing maintenance of grass and shrubs, although in process now, are not always done timely. The observation of residents is being made that the campus no longer looks "beautiful" as it originally did in June 2009. He asked if there is an NBOC manager assigned to overseeing and monitoring the appearance and directing our contractors on priority for maintenance and replacement to whom residents can send comments and requests.

Lorraine pointed out that the recent design of the Villa circle, with a hill from which water runs down and kills plants below, is counter to reason. There was further discussion of lack of bright flowers to enhance the landscaping. Murray pointed out that the same dead trees had died last year, and that the choice of replacement by another set of dying trees indicates that landscaping expertise was absent.

Steve explained his personal lack of expertise, and the validity of the concerns of residents. He will discuss with Tom West the possibility of assigning one of his maintenance staff to perform the oversight details of landscaping priorities, who can be tasked with following up on resident comments and requests.

It was also suggested to Steve that a landscape architect be hired to reassess the current design and make recommendations on how to improve the appearance and maintainability of the grounds.

Sue observed that many cars are often parked on the grass along the incoming roadway. Are these Hospice or Houseworks visitors or staff? She asked if paving the grass walkway could be done, since the grass looks terrible now.

Lorraine reported that the sound system in the Synagogue is not working for the looping system, and the speaker system is not adequate for many people. David Raider agreed to provide a short-term system that will work. A long term solution is

being looked at.

Peter Halfon stepped in at Steve's request to clarify. He stated that David Raider has put a separate sound system in the Synagogue for speaker only at present. It is not connected to a looping system there, since it is desirable not to have both rooms on the same loop when separate meetings occur. This is what is being worked on for long term. David has promised to ensure the speaker system currently in place works as well as possible.

Murray asked why there are frequent power outages reported by Security? Steve responded that they are occurring outside NBOC, and are apparently out of the control of the power company. In these power outages, Security has to check out all internet, electrical, and TV circuits on Campus to ensure things are working again.

John reported that a resident was charged \$300 for providing parking for a Shiva planned by the resident. Steve stated that this is the procedure for providing labor for setting aside and directing parking by outside visitors for events involving more than 15-20 cars. John, Len, and others suggested that for Shivas and funerals of residents that parking be provided free for guests.

Steve asked for specific details of the case reported. John agreed to provide details. There was widespread agreement that this would be discussed further in an upcoming meeting for consideration.

Len and John brought up the question whether apartments left vacant by residents, e.g. on vacation or extended stay in Florida etc., are checked by maintenance at all to ensure that basic systems are working OK, e.g. flushing water lines. John reported that several residents had rusty water in their apartments during times when apartments above them were vacant for months. Len asked if there is any procedure for engineering or maintenance to visit unoccupied apartments regularly. A comment made to Len by several people was that there was no sign of anyone having entered their apartment when they came home. Steve expressed concern on that report. Steve stated that regular housekeeping is suspended until the final week of returned. He will consult with maintenance on the rusty water issue. It is expected that a report to NILMA will be made concerning a regular procedure to inspect apartments that are vacant.

#### ADJOURNMENT

The meeting was adjourned by unanimous vote at 3:30 p.m.

Respectfully submitted,  
John Averell, Recording Secretary *Pro Tem*