

AGENDA for NILMA MEETING

August 9, 2018 2:00 PM

GREAT MEADOW HALL

Call to Order Michael Ross

Approval of July 12, 2018 Meeting Minutes

Old Business

1. Status of Fire Drills; Safety Awareness Progress Steve Colwell
2. Courtyard Renovation: Update Steve Colwell

New Business

Painting/Window Washing Issues Michael Ross

Adjourn

CALL TO ORDER

Michael Ross, President, called the meeting to order at 2 p.m.

Representatives present: Norman Berkowitz, Shoshanah Garshick, Ernest Greenberg (arrived 2:08), Dorrit Senior, Frances Shaer, Murray Staub, Judy Stavis; Jerry Sands, substituting for Sharon Gouveia, Arthur Luskin, substituting for David Goldman.

Representatives absent: Jay Berkson, David Goldman, Sharon Gouveia.

Guests: Steve Colwell, Executive Director; Victor Furtado, Head of Security & Transportation; Scott Salvato, Facility Supervisor.

President Ross opened the meeting at 2 PM.

Approval of July 12, 2018 Meeting Minutes

President Ross called for approval of the July 12 minutes. Approval of the Minutes of July 12, 2018, was moved, seconded, and approved by acclamation.

Old Business

1. Status of Fire Drills; Safety Awareness Progress presented by Steve Colwell and Victor Furtado  
Steve asked that our expert Victor Furtado join the presentation. The following is his report:

On Thursday, August 2nd, 2018 NewBridge on the Charles Security conducted a joint Fire Alarm Test Drill with the Facilities Team and NewBridge Residents:

At 10:07 am, the Fire Alarm was activated in the North Villa.

At 10:17 am the Alarm was reset and participating Residents were debriefed on Fire Alarm Procedures:

North Villa Participants: **9**

At 10:07 am, the Fire Alarm was activated in the South Villa.

At 10:17 am the Alarm was reset and participating Residents were debriefed on Fire Alarm Procedures:

South Villa Participants: **6**

(Both Villas were tested simultaneously)

Outcome: No deficiencies observed.

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At 10:36 am, the Fire Alarm was activated in 3000 West.

At 10:45 am the Alarm was reset and participating Residents were debriefed on Fire Alarm Procedures:

300 West Participants: **15**

1 mechanical deficiency observed; 2nd Floor Fire Door did not close.

Follow Up; Vendor (ACE) was notified Thursday @ noon time. All Fire Doors were adjusted the following day and tested by Security Technician Tom Berardi and Security Director Victor Furtado

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At 10:51 am, the Fire Alarm was activated in 3000 East.

At 11:01 am the Alarm was reset and participating Residents were debriefed on Fire Alarm Procedures:

3000 East Participants: **17**

Outcome: No deficiencies observed.

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At 11:08 am, the Fire Alarm was activated in 4000 West.

At 11:19 am the Alarm was reset and participating Residents were debriefed on Fire Alarm Procedures:

4000 West Participants: **12**

1 mechanical deficiency observed; All Fire Doors failed to secure during alarm activation.

Follow Up; Vendor (ACE) was notified Thursday @ noon time. All Fire Doors were adjusted the following day and tested by Security Technician Tom Berardi and Security Director Victor Furtado

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At 11:21 am, the Fire Alarm was activated in 4000 East.

At 11:31 am the Alarm was reset and participating Residents were debriefed on Fire Alarm Procedures:

4000 East Participants: **17**

1 mechanical deficiency observed; All Fire Doors failed to secure during alarm activation.

Follow Up; Vendor (ACE) was notified Thursday @ noon time. All Fire Doors were adjusted the following day and tested by Security Technician Tom Berardi and Security Director Victor Furtado.

At 1:32 pm, the Fire Alarm was activated in the 5000 building.

At 1:45p am the Alarm was reset and participating Residents were debriefed on Fire Alarm Procedures:

5000 Participants: **9**

Centro Participants: **23**

Nosh Participants: **40**

Outcome: No deficiencies observed.

Following Victor's report, discussion ensued. President Ross stated that more frequent drills may be necessary. Fran Shaer asserted that more residents have walkers and don't wish to participate in fire drills. She tried to explain the exercise and the necessity to evacuate to the next building. Arthur Luskin pointed out that it's safer not to go down the stairs if you have a problem and more such drills are needed. Victor replied that every three months is reasonable. The fire alarm signals last 10-20 minutes, more than enough time for Security to lend assistance. Norman Berkowitz asked how many did not comply. Answer: 40% complied. There was not an actual evacuation and no real reason to have one. There were individual calls, and some people had company. Jerry Sands asked if the elevators were working. The elevators worked in those areas where there was no alarm in process. It's all right to use the elevator if Security announces over the P.A. that it's safe; otherwise, find alternate means. Security will respond to area of alarm immediately and communicate promptly with residents. Ernest Greenberg added that if the elevators work, the garage is a secure place. But Steve Colwell added that it was safer not to use the elevators.

2. Courtyard Renovation: Update Steve asked that Scott Salvato, Facility Supervisor, who has been working with Dorrit Senior, chairman, and the Landscaping Committee, present his report:

#### CourtYard Renovation.

NewBridge on the Charles has received a \$100,000 grant from the Gerald J. and Dorothy R. Friedman Foundation, relatives of Rosalyn and Jack Dreyfus, to renovate the interior Courtyard by the North and South Apartment buildings.

The Landscape Committee, along with NBOC, Verdant Landscape Architects, and AQPS, has worked on the renovation plan and design over

the last several months. We had Blair Hines and Natalie Adams from Verdant Landscaping at a Community Meeting to review the design and work that would be done in the Courtyard.

We will begin this renovation the week of August 6<sup>th</sup>, weather permitting, and we will post a drawing showing what the completed renovation will look like in the area by the courtyard. (Note: Demolition of marked trees began August 13<sup>th</sup>.)

The schedule is as follows:

**Week of June 4<sup>th</sup> through August 31<sup>st</sup>**- AQPS has been working with Blair and Natalie on the finalized plant list, securing plants and materials, and staging items on site.

**Week of August 13<sup>th</sup>**- removal of selected trees, including walk and paver protection, site preparation, and removal of selected plant material. Please note that at the end of each day the walks will be clear for use.

**Week of August 20<sup>th</sup> through August 31<sup>st</sup>**-continue site and soil preparation including irrigation system.

**Week of September 3<sup>rd</sup> through September 17<sup>th</sup>**- AQPS will install all new plants, shrubs, and trees with the assistance of Blair and Natalie.

**Week of September 24<sup>th</sup>**- final inspections and approvals with Blair and Natalie from Verdant Landscape Architects and NBOC.

## New Business

### Painting/Window Washing Issues

At this point, Michael Ross addressed Scott concerning the current painting and window washing processes continuing in the NBOC complex. They are not going smoothly because of lack of sufficient supervision. Trash is being left each day by the workers; sheets protecting windows from paint were still sitting in the windows. Several representatives mentioned such trash

left. Scott asked residents to notify One Stop Shop if any such items were left in their areas. The messages would be acted upon immediately.

Adjourn-

President Michael Ross then asked for adjournment. However, two representatives had additional requests: Judy Stavis mentioned the problem of an aide depositing garbage/trash in the receptacle near the elevator rather than walking to the trash room. Steve Colwell pointed the need of a resident's name, and Judy indicated that she had found one. Fran Shaer had an issue pertaining to the Food Committee; President Ross noted that this should be settled by the Food Committee.

President Michael Ross called for adjournment at 2:30; motion made, seconded, voted unanimously.

The next NILMA meeting is September 13.

Respectfully submitted,  
Shoshanah Garshick, Secretary