

Lauren Annual Meeting 2014

President, Amy Bertha - Talking Points

- First just a reminder to give Walter and our webmaster your email addresses. Brian can include you on the list serve, so that you are aware of happens in the building and policy reminders. Make sure everyone is aware that The Lauren has a website.

Recap of Major Activities Since the Last Annual Meeting:

- Exterior perspective:
 - Landscaping
 - After reviewing 4 proposals, the board hired Star Nurseries to design the landscaping plan and main the landscaping monthly. The monthly maintenance includes the planting of spring and fall annuals.
 - This long term solution includes irrigation.
 - Filled in the “rat highways” with concrete which should decrease the number of rats around our building.
 - Star does not use pesticides and sprays.
 - 2nd and final phase of façade work was completed. Angle irons, pointing. Repairs were also done to the outside Sunderland staircase and damaged bricks in the entry way were replaced. Originally planned in 3 phases, but board decided to do in 2 phases in order to minimize the inconvenience factor and decrease in cost.
 - New Hampshire renovation more or less complete b/w Nst and Sunderland. (note: not Lauren project, but affected residents)
 - Lake Sunderland is gone. (note: not Lauren project, but affected residents)
- Financials:
 - Audit from 2014 – no findings. Clean audit. We continue to enjoy working w/ Simmons Management Group
 - We were still owed our 2011 tax refund. We pursued and received the refund Dec 2013.
- Interior design perspective: The stairwells and trash closets were repainted to match the color theme of the hallways.
- We foreclosed on an apartment that was substantially behind on paying their monthly condo fees. We recovered the condo and legal fees.

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- Condo owned apartment #212 received a modernization renovation. Work included, new counter tops, removing the phone that was built into the kitchen wall, bathroom updates and repainting. This allowed us to charge more the market rate in rent.
- All permanent paper signs throughout the building were either removed or replaced by a more professional permanent sign. For example, the procedures for how to handle the removal of cat litter and under surveillance signage.
- Updated the recycling sign in the trash rooms on each floor to better represent what can be recycled.
- Suggestions from owners and residents. We take seriously and welcome input. It is a community. Examples of actions from the past year that resulted from owner suggestions:
 - Updated the recycling sign
 - Added more recycling bins and obtained larger bins to accommodate cardboard recycling
 - Notified Walter that there were bees on the roof, so we could call an exterminator.
 - In the process of replacing the grill utensils as the current ones were worn out
 - Unit systems inspections performed twice a year at the time of the replacing the HVAC filters.
 - Added one larger-capacity washer when the new machines were installed.

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Current Major Projects/Activities Underway:

- Conservation Committee
 - Purchasing 50% wind energy and displaying notice on front door
 - Recycle bin near lobby
 - Committee is discussing other items and then will make recommendations to the board for consideration
- There is a Lauren Handbook that was created in the 1990's. Update the Lauren Handbook and/or create a separate Building Operations Booklet. The Booklet would contain all the frequently asked policy questions such as, how do I get a Laundry card, how are trash and recycling handled, process for within unit maintenance.
- We continue to try and get Verizon FIOS in the building for internet. We currently have Comcast and RCN. Verizon says we are on their list to schedule a feasibility study, but we follow up monthly and get no traction.
- Cleaning of the garage.
- Revamping the roof garden, including procuring new furniture/repairing broken furniture, restaining the existing furniture, repair grill, redo landscaping, clean pavers.

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Discussion Topics/Major future Projects:

- Elevator Modernization
 - Safety upgrades to the elevators were done about 1 year ago. (e.g., telephone, preventing doors from opening off-level)
 - We hired an elevator consultant who recommended a modernization of the 2 elevators in 3-5 years. This is a huge project that will likely take 1 year from start to finish with each elevator likely being out of service for 3 months.
 - Board is continuing to discuss the best timing of this and how it will be funded. (\$600,000–\$700,000 estimate) Could use money that has been earmarked for HVAC. Goal is to avoid a special assessment.
- HVAC Replacement
 - Bottomline the HVAC systems are working well.
 - Board continues to discuss and monitor the situation
 - Owners can always have the fins cleaned to improve efficiency, if they wish. ~\$1500 per unit (includes dry wall/paint)
 - Could consider paying for the cleaning of all fins for all units and pay it from the HVAC reserves fund. ~\$300,000 total for entire condo