



SPECIAL BREAKERS JULY 2020 NEWSLETTER

It has been a challenging time for everyone due to the COVID-19 virus. We wish everyone to stay healthy and help keep our community healthy. We've provided information, notes of interest and requests in this newsletter. More information will follow as available. We thank everyone for their consideration.

ANNUAL MEETING & ELECTION: Due to COVID-19, not being able to gather as a group in common areas and not knowing when that will be possible, we will be holding the Annual Meeting and Election by mail. In place of the annual Lobby Meeting, we are providing this newsletter with project updates, current budget and financials and notes as would be normally provided. The Election will be held by mail and election nomination forms are included with this mailing. Those owners named on the deeds of their units, living on site, who wish to run to be a trustee may complete a nomination form. The election process is explained in an attached letter from Thayer.

Past 12 months Accomplishments, Updates and Projects for 2020:

- **EXTERIOR WORK:** We are delaying any further exterior work review and project until the COVID-19 crisis passes. We don't want to bring extra people in and around the building and also we know it's a difficult financial time for many and any significant work will require an assessment and we want to delay that. Please continue to let John know if you have any continuing leaks where past work was done or leaks where no work was done or new leaks.
 - **Recent Work:** Two rounds of exterior work (fall of 2018 and 2019) to stop and prevent leaks into our building have been completed. These were repairs and tests of various methods in areas on the North & South sides of our building. The engineer has noted that the most recent method was to use a specialized material around the outside of Windows and Joint areas. It is clear that the windows in our building are old and the caulking both inside and outside are an issue. Several owners have chosen to replace their own window frames, not just the glass panes but the windows themselves. This is up to each owner to do at their discretion and expense. We will however have a full review of the efficacy of work done during falls of 2018/2019 and then come up with a plan to go forward. Please continue to write emails to John Kadim with any information regarding leaks from areas where work was done, leaks where no work was ever done or new leaks. These will be kept track of in order to inform future work. There were no assessments for either 2018 or 2019 work which cost in the area of \$70,000 each year for a total of approximately \$140,000.

- **AFA ALARM SYSTEM:** AFA has completed their testing and we are now waiting for Revere Fire Department to complete their testing and final approval. The old system has been removed and our new system is fully functioning. While it took longer than planned and the final inspection may require entry into a few units the RFD is delaying this process due to Covid-19. However, our system is fully functioning and being monitored. There are, as with all new installations some bugs and additional unexpected requirements. Costs came in higher than expected and assessed for and there will be costs for troubleshooting outstanding issues. Final bills will be paid to AFA after RFD final approval.
 - Wall & Ceiling Painting: Mike has completed the patches on the walls on all floors. Additional sanding patching and painting will take place through summer and a company is being hired to paint all the ceilings. This work was delayed due to the delays in the alarm system installation, troubleshooting approvals, as well as covid-19 delaying vendor's bids and work start dates.
- **PARKING LOT FENCE REPLACEMENT:** due to many years of broken fencing requiring expensive repairs we replaced the fencing with sturdy metal fencing with privacy slats. These are durable for years to come and while it required an expense of \$30,000, (\$10,000 spring of 2019, \$20,000 January 2020), it will save us money in the long run as well as prevent dangerous flying pieces and unsightliness.
- **LAUNDRY ROOM MACHINES:** New washing machines/dryers arrived in May. They will save us on water and energy usage. They are equipped with a card machine for cashless payments. The Breakers gave each unit two \$5 cards to get started. Enjoy!
- **RCN** is now an alternative to **Comcast**, providing an opportunity for savings to many of our residents. If you wish to sign up for RCN, you may call them directly.
- **STARRY INTERNET:** service has been delayed due to COVID-19 but is coming.
- **SECURITY CAMERAS:** New Rooftop Cameras to provide additional parking lot security has been added during June 2020.
- **RECYCLING BINS:** Additional new recycling bins were purchased to prevent overflow and dangerous flying debris. These are expensive. Please continue to put all items and broken down boxes inside these bins and do not leave on the ground next to them. If it does not fit inside with the covers closed, please put items in the bins around the corner in the brown trash corral. Do not leave appliances furniture or mattresses in that Corral. Go to revere.org to register and apply for a bulky item permit for city pickup. Any questions, please ask Mike.

- **CLEANING:** We changed our cleaning company to provide more effective services to our building back in January. We are reviewing services and will make changes as necessary. However, Please help maintain the cleanliness of our building: there has been coffee spilled from balconies/windows, food left on the pool patio, dirt and spills on lobby carpet. Please wipe up all spills when they happen either on carpets, lower lobby, or in the elevators to prevent other people from falling or stains from setting in that are more difficult to remove. If something is broken in the parking lot please remove all glass immediately to prevent danger to people and personal property. We are a community property and ask for everyone's help.
 - **The Cleaning company** has requested that **all personal items (carpets, shoes), be removed from the hallways on Sunday & Thursday nights to allow for vacuuming on Mondays and Fridays.**
 - **Carpet Spills, Stains, Damage**
 - We just did a lobby carpet cleaning and will do a this monthly.
 - No work equipment should be dragged through the lobby including wheels or boots that may have grease on them. Please enter through the lower Lobby instead.
 - Please avoid tracking in any grease or dirt which stains the carpet.
 - Should something spill please try to clean it up immediately .
 - The Carpet was expensive and it belongs to the owners. Please keep our community clean.
 - **Beach Sand:** please wipe off your feet and shoes when returning from the beach so as to not track in sand to the building
- **BALCONY Reminders:** Please do not throw anything off of balcony or when watering plants, eating/drinking (be careful of spills which can affect balconies, units, people, vehicles below). Electric only small table top grills are permitted.
 - **Pigeons:** Pigeons arriving on our balconies can be annoying and dirty. We have found the best way to keep the Pigeons away is to hang silver tape, letting it dangle from the railing. This can be found at Home Depot or Lowes.
- **POOL & PATIO:** Annual Maintenance Completed: emptying of pool for cleaning, repairs, painting of pool and surrounding floor recently took place in May/June 2020. New glass has been ordered for one of the large Patio facing panes.
 - This year due to COVID-19, the table and umbrella will not be placed on patio in order to allow more space for chair distancing. No groups over 5 people on the Patio will be permitted, leaving more than 6 ft between residents of different units, and residents from only 1 unit will be permitted in the pool at a

time. If you see that someone is waiting to use the pool please limit your use to 20 minutes. Your consideration during this unusual and difficult time is appreciated.

- Please replace pool noodles in bin after use
- Please close Patio doors/replace wood bar in door frame when leaving Patio
- **BEACH SAND:** Please use the lobby showers to remove all sand prior to entering the pool area. The sand, when it gets into the pool, clogs the filters causing breakage and requiring necessary and expensive repairs. Should damage occur due to a specific event, the unit owner will be fined.

- The Revere Board of Health monitors our Pool and use.

- **SMOKING NEW DESIGNATED AREA:** No smoking is allowed in Common Areas which include the parking lot. However, New cigarette butt container has been placed near rear corner of Parking Lot. Please do not throw cigarette butts over balconies as they cause a risk to people, units, and vehicles below and are unsightly on the ground of our building. A previously designated smoking area by the bicycles created a potential 2nd hand smoke health issue and has been removed. No smoking is allowed in stairwells. Fines may apply

- **LANDSCAPING:** While Mike takes care of the monthly grass and shrub maintenance in order to save The Breakers a significant expense we do hire a landscaping company for Spring/Fall Cleanup
- Each year some residents offer their expertise to do some plantings and this year would like to thank Katie and Angela for taking their time to do the plantings along our front walkway ramp and pool patio. And we have added two planters with flowers which along with new plantings beautify our surroundings.

- **PARKING LOT:** Please remember that only your car or your guests car can park in your deeded space. Your visitors also can park in a visitor space with a visitor tag visible in the front windshield for 24 hours at a time. Residents and Owners cannot park their cars in a visitor spot. Vendors may only park in the owner spot or a visitor spot if it fits entirely within the space and does not block entry or exit to any other space. Vendors may unload in the parking lot and then park on the Boulevard.

- **DELIVERIES:**
 - No large or dirty vendor equipment, appliances, construction material may come through the lobby but rather enter through the lower Lobby only.
 - All furniture deliveries must take place through the lower Lobby.
 - Please pick up Grocery Deliveries on arrival to prevent food spillage in our lobby and packages same day to prevent theft

FINANCIALS: Please see included budget and financials as of June 30, 2020

While our annual budget is mostly on track our Reserves have been depleted because of several necessary projects for which assessments were not requested.

These include:

- Exterior Work done in the fall of 2018 and fall of 2019 of approximately \$70,000 each for a total of \$140,000 (this includes engineers and the actual work)
- Fencing \$30,000 (\$10,000 in 2019 and \$ 20,000 in 2020)
- Plumbing: Circulator pumps replacement \$25,000
- Plumbing: unexpected leaks and insulation requirements: on going ...

Unpaid/Upcoming Expenses:

- Engineer Review of Exterior
- ALARM PROJECT: Unexpected additional requirements and related bldg repairs

Line of Credit: In order to cover unexpected and necessary expenses The Breakers has taken a LOC (Line of Credit) for up to \$75,000 from North Shore Bank as of June 2020.

Old Loan: The loan taken out 6 years ago to pay for the elevators will be completed by November 2020. Individual unit owners, still paying off this loan on a monthly basis will pay their last installment in June, 2020 .

CASH FLOW AND RESERVES have funded recent work and projects. While no assessment is being announced at this time, depending on project costs both anticipated and unexpected, assessments are likely a part of our financial future.

FINAL NOTES

- ❖ Index cards are included in this mailing in order to give owners an opportunity to ask questions, which they would normally do during a Lobby meeting. Please write your question on the index card and put into Mike's office mail slot. A follow-up newsletter will then be sent to owners with responses to questions unless it is of a personal unit matter in which case it is best to contact Thayer management directly and management will respond directly to the unit owner.
- ❖ The annual budget and expenses are included with this newsletter, as they would be provided during an annual meeting in the lobby..

❖ **COVID-19 & BUILDING SECURITY & SAFETY**

- Please social distance 6ft or more in and around our building including pool patio, lobbies, mail area, entries and exits.
- No gatherings in common areas
- **Please do not let anyone you do not know into the building in the upper or lower lobbies.**
- Please avoid crowded elevators
- **Masks are Required** in all common areas including lobby, mail area, hallways, and elevators.

We know this has been a challenging time and look forward to continued improvements, welcome your participation, care of your community, and patience.

**THANK YOU: The Board of Trustees, The Breakers
Condominium Trust**

[For more information please visit our website](#)

www.thebreakersrevere.com