

MY ASSOCIATION UPDATE VERMONT HOUSE

DECEMBER 9, 2014



Storage

Storage Lockers - Storage lockers are still available for rent in the basement. Each storage locker is roughly 4x4x3, totaling 42 cubic feet, costs \$25.00 per quarter. In the past the hours to access the storage lockers were limited to Monday to Friday from 7:00am to 5:00pm. The Board of Directors has taken the necessary actions to make this area accessible 24 hours, seven days a week. Access now can be obtained through the side alley door using the same four digit combination code used to gain access to the storage locker room. Please note that there is no reentry into the basement of the building through the side alley door. For your safety, a window has been installed in the side alley door. In addition, a convex mirror has been installed on the neighboring building so that storage locker renters may see if there is any oncoming traffic that might be using the alley upon their exit.

Need a large locker? Champlain Industries can convert two side-by-side storage lockers for a small additional fee, if a double size locker would suit you better.

Bicycle storage- The Association also has bicycle storage available in the lower parking garage at a cost of \$100.00 per year for each bicycle wall mount.



Maintenance

Elevator – The Board of Directors recently approved the replacement of the carpet of the elevator cab with something more natural (slate stone) that would enhance the appearance of the entry to the Association. Due to a miscommunication, the pattern was incorrectly laid. The Board has requested that the pattern be laid as they approved, in a herringbone pattern, at no additional cost.

Vestibule – The Board of Directors plan to continue to enhance the appearance of the entry of the Association, with the replacement of the vestibule (front entry) with the same tile and pattern that has already been laid in the elevator.

Work Orders – Do you know something that the Association needs to have repaired or maintained? Homeowners are now encouraged to sample the beta version of the Appletree Bay Property Management's work order ticketing system. To create a work order please go to: <https://abpm.freshdesk.com> and click on new support ticket. This system enables both you and Appletree Bay Property Management to keep abreast of the progress on your work order.

Contact

Appletree Bay Property Management

1205 North Avenue | PO BOX 3009

802.863.6940

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Parking Permits

Appletree Bay Property Management has received an increased volume of calls in regard to the parking garage being full. The report is that those with parking permits have not been able to find a parking space. Please note that Appletree Bay Property Management, Champlain Industries and Handy’s Service Center & Towing Recovery will be making periodic inspections of the parking garage to insure that those whom are paying for a parking space in the garage are the only ones using the parking garage.

Parking Garage

Should you witness any standing water in the back section of the lower section of the parking garage, please contact Appletree Bay Property Management as soon as possible. The standing water may be due to the sump pump not operating properly and may need immediate attention.

Reserve Study

The Board on November 24, 2014 approved to have a reserve study commissioned through Reserve Advisors, in order to better assist the Capital Planning Committee and the Board in the capital replacement efforts of the Association.

The Gryphon

The Gryphon would like to make all residents of Vermont House aware that they are eligible to a 10% discount on all food, simply let your server know that you are a resident and the discount will be applied. The Gryphon would also like to announce “room service”, with no added service charges. Please note that “room service” is food only.

Annual Membership Meeting

The Annual Membership Meeting will be held on December 17, 2014 at 60 Lake Street (The Gallery at Main Street Landing) at 6:00PM. Annual Membership Meeting notices have been sent out by mail. Should you have misplaced your packet please contact Appletree Bay Property Management to obtain an additional copy.

The Board has approved for Association ratification a budget that has a 5.76% increase in Association Fees. The loan repayment for the elevator and parking garage will remain the same. Please note that the loan matures in 2017. Lastly, the Board is requesting another \$225,000.00 (as in previous years) to be placed into the capital reserve account of the Association, to be used for capital improvements, i.e. cooling tower replacement and trash compactor replacement/upgrade. A more in-depth detail of the capital reserve account will be discussed at the Annual Membership Meeting.

There are six (6) members of the Association vying for three (3) Board of Director positions. Here are statements from each candidate that would like to serve on the Board of Directors of Vermont House.

Thomas Chadwick (Unit’s 2B & 404)

I am a candidate hoping to earn your vote during next week’s Annual Membership Meeting and election of new Directors. I feel qualified to serve in this capacity as both a resident of Unit 404 and as owner/operator of The Gryphon in Unit 2B. I have gathered hard earned experience both as a resident since 2012 and since purchasing Unit 2B, renovating that space, and opening The Gryphon.

My background involves serving in the US Navy from 1989-1997, including tours aboard the ballistic missile submarines USS Will Rogers (SSBN 659) and the USS Alabama (SSBN 731). During my time in the service I also founded Bainbridge

Consulting, LLC, which specialized in helping start-up and early stage companies acquire capital. This entity eventually became my current consulting practice Chadwick & D’Amato, LLC, which was founded in September 2000.

Chadwick & D’Amato, LLC has been my primary occupation for the past 14 years, but I did start MedSouth Therapy Associates in Sarasota, FL in 1998, which I sold in 2003. It was a challenge becoming a Medicare/Medicaid licensed healthcare provider, but the process taught me how to better manage governmental regulations within the context of complex business operations. I have wanted to start a business in Burlington for a number of years, and was pleased to have the opportunity to purchase real estate and open The Gryphon in the same building where I plan to live for many years.

I have been a Certified Financial Planner® since 1997, and hold a Master’s Degree in Financial Services from The American College. I feel my professional and educational background would be an asset to the Board and residents. I am committed to the improvement of the Vermont House for both residents and business owners, and will work diligently to get things done. Since opening The Gryphon, we have found a service that recycles fryer oil into home heating oil, eliminating the need for on-site storage, and helped facilitate the addition of compost containers. We have weatherized the restaurant space with new storm windows, and restored the existing historic windows. We just put up a Christmas tree where the space heaters used to go!

If any resident should have specific questions, my email is tchadwick42@gmail.com. Thank you and Happy Holidays!

Lori Delia (Unit’s 1A & 1B)

My husband Tom and I started Trattoria Delia twenty-one years ago in the Vermont House basement unit. Nine years after we owned the business, we purchased the condo which consists of our restaurant, the former Main Attraction Hair Salon and What Ale’s You. Seeing that we hold the largest percentage of ownership in the building, I was asked to be on the Vermont House Board of Directors. At that time the Board was in dire need of representation from a commercial unit owner, with only residential owners as members.

Within my time on the Board of Directors, I have seen multiple floods due to a water main breaking, building pipes bursting, sprinkler pipe failure and washing machines overflowing (we are in the basement and water always flows down onto us), fires and carbon monoxide in the building. As a Board member I have worked with multiple property managers, and building maintenance companies while utilizing the vast knowledge and history of the buildings infrastructure; especially of the basement where all the mechanicals are located.

More importantly, during my time on the Board of Directors I have brought fiscal responsibility and business common sense to the financial wellbeing of the Association serving as Vice President, Secretary and Board member.

I was instrumental in the initial financing of the elevator, by consolidating the parking garage loan and adding additional monies for significant HVAC/stack work that was needed. This was at a time when there was barely enough money to pay the monthly bills, the thought of a Reserve Fund was a vision for the distant future.

Looking back at those stressful Board meetings, I am pleased to say we have come a long way since those days and the building has never been in a better physical and fiscal condition.

As a business owner, I believe I bring balance to the Board with a different perspective that a homeowner may not have. We take great pride in our space and that our business is located within The Historic Vermont House. My desire to remain on the Vermont House Board of Directors is so that I may continue to be influential in maintaining the path of physical and fiscal responsibility of the building.

Kurt Hughes (Unit 2A)

I grew up in Long Branch, New Jersey and moved to Vermont in 1985. After working as a prosecutor with the Chittenden County State's Attorney's Office, I joined the firm of in 1988 (now Murdoch Hughes & Twarog). My concentrates are in all areas of Adoption Law, Law, Family and Federal and State Criminal Defense. I was one of the first Vermont lawyers to become a member of the American Academy of Adoption Attorneys, an invitation-only national association of attorneys who practice, or have otherwise distinguished themselves, in the field of Adoption Law. As a charter member of the American Academy of Assisted Reproductive Technology Attorneys. I have recently been inducted into the American College of Trial Lawyers at the September 2014 Annual Meeting in London, England.

I have been in the same commercial space on the first floor since joining Murdoch Hughes & Twarog firm in 1988. The upkeep and appearance of Vermont House is very important to me. Murdoch Hughes & Twarog pays substantial fees to the Association, along with my firm, I have a significant investment in his commercial space, and spends most of my waking hours at Vermont House and realize that many of you call this building home. I will work hard to ensure that the Association is well-run, and that the concerns of both the residential and commercial members are heard.

Matthew Kass (Unit 402)

I am volunteering to be a member of the Board at Vermont House to assist in continuing the improvements in our building while seeking to keep owner expenses in check. We have the best location in Burlington and are in a beautiful historic building. Our values have lagged other properties in Town, but I believe that we will catch up, as improvements are made and maintenance fees as well as assessments level off and begin to decrease, when capital spending is paid down.

I am entering my seventh year on the Chester Township, New Jersey Town Council, currently assigned to Finance, Parks, Zoning and Board of Health. I have received my Masters in Finance from Iona College and has over thirty years of Municipal Bond Industry experience.

My wife Carol, and I are splitting time between our home here and in New Jersey. We are excited to be here and expect to spend increasing amount of time at our Vermont House home. We both wish to join fellow residents and owners in making this the most appealing property in Burlington.

Matthew Messier (Unit's 201 & 209)

I am a teacher at Woodside and CCV. I also volunteer on the Board for Peace and Peace Brigades International. My Board interest at Vermont House is to serve the Vermont House community and help out where needed. Previously I have served on capital planning and security committees.

Wendy Watson-Ekstein (Unit 501)

Having had the privilege of being a Board member for the last three years, I would love the opportunity to keep contributing to the benefit of Vermont House residents and businesses. Even before I became a Board member, I enjoyed being very involved in setting up the new laundry facilities; improving the appearance of the lobby; and participating in the development of the new Vermont House website.

Since then, in addition to taking on the role of Secretary, I have continued being a very active member, working on the Capital Planning Committee and the Security and Storage Committee as well as strongly advocating for the restoration of the 8th floor (which had badly deteriorated). As a result of careful planning and budgeting, the last three years have seen, among many other smaller tasks, the complex replacement of the failing sidewalk at the front of the building, the repaving of the parking garage and alleys, the repair of parking garage leaks, the provision of secure bicycle storage and what will soon be 24/7 access storage lockers in the basement, along with the recent, successful completion of the 8th floor project.

My philosophy is always to carefully balance the needs of both residential and commercial owners,

contributing ideas and energy to the benefit of us all. On top of ensuring that the infrastructure of Vermont House is maintained or replaced, as necessary, I would like to continue to work with others who are interested in helping build the sense of community in the building; and to encourage the steady restoration and upgrading of this special heritage building, as budgets permit. This will help achieve increased value for unit owners, a greater sense of belonging for us all, and pleasure and pride in the appearance of the building.

Thank you for considering me to continue in my role on the Board.