



**MINUTES OF ELLIS BOARD MEETING JULY 25, 2016**  
**1 Chandler Street**

Directors present: Betsy Hall, John Alekna, Michael Hall, Gretchen Chauncey, Leo Delaney, Tony Gordon, Yvonne Lee, Emily Aaronson, Bob Berstein, Jack Fitzgerald, Gordon Holmes, Jason Nardella, Roberta Sydney, Ken Tutunjian, Mike Worhach, and Marie Schappert. Also Present: Stacy Koepfel, Executive Director; Matt Rhoades, Ellis Member and Member of the DLZ Committee.

Directors excused: Ellen Sheets, Patty Brennan, Chris Block, Ross Bundy, Dave Crowley, Paul Duffy, Bill Gregor, Regina Pyle, Toby Rodman, Jane Siegel, Carol Trust.

Directors absent: Leo Delaney and Ed MacLean.

John Alekna called the meeting to order at 6:33pm. June minutes were unanimously approved with a change to correct June's minutes to reflect that Tony Gordon, and not Dave Crowley, suggested going to the Access Board to obtain a variance to the ADA compliance regarding the planting of trees.

Treasurer's report: Gretchen Chauncey met with Stacy and Michael to review and take over the financial records. Gretchen reported that the association is in excellent financial health with a start balance of \$60,963.16 on June 30, 2016 and end balance of \$59,018.60 on July 25, 2016. Gretchen will prepare a budget for 2017 and will need budgets from each of the committee chairs.

Chairman's report: John Alekna plans to focus on improving participation and accountability on committees this year, and in particular, accountability for chairs of each of the committees. John is planning to check with the membership regarding committee participation and members' willingness to serve as chairs.

John announced that some of the chair positions have already been filled. For example:

- Roberta Sydney will chair the Membership committee. John emphasized the importance of the Membership committee, and worked first to assign a chair to this committee.
- Jason and Ross will chair the Young Professionals group.
- John will stay chair of the DLZ committee. Matt Rhoades will join the DLZ committee, along with Jack Fitzgerald.

Roberta inquired about including Ellis non-board members on committees. John indicated that those who are not on the Board are also welcome and encouraged to join committees. Tony Gordon and Betsy Hall noted that committee participation is required for directors per the Director Guidelines. Ken offered to provide Ellis with a database of residents in the area so Roberta can reach out to them regarding membership.

John spoke about a Young Professional's event yesterday where 5 professionals spoke about their careers. The event was a success and Jason will connect with Roberta regarding programming additional events with the YP.

John also reported on an EC discussion to establish a scholarship fund for a South End student to continue higher education. The establishment of the scholarship is still in the exploratory phase. The scholarship would consist of a finite amount of money, and BFIT is on the top of the list of organizations to consider. John also suggested establishing a matching grant up to an amount of money (e.g., \$5,000).

The Board seemed generally amenable to the idea, but encouraged further exploration. Ken suggested inviting the recipients and their friends to Ellis events. Ken also suggested using crowd sourcing for the next event (e.g., Ellis wants to send 15 kids to college, and sending a link to the funding page to a larger audience). Tony Gordon inquired as to the source of the funding and the process for choosing recipients of the scholarship. Specifically, Tony expressed concern about the scholarship becoming a line item in the budget every year. John clarified that the scholarship would be evaluated year-by-year.

### Committee Reports

DLZ: John Alekna presented a written executive summary. John briefly discussed the following items:

- McKinley School Development: The McKinley school development is still unclear. In general, the McKinley school may be torn down and replaced. The process is more opaque because the school district operates under different guidelines. The proposal is to move Josiah Quincy High to the current location and to relocate the McKinley student population to another location.
- 40 Berkeley Street: John briefly discussed the HVAC upgrade.
- 40 Clarendon: The homeowner went ahead with a project without obtaining permits. Jonathan Shapira, an abutter, has requested and has been granted a STOP order.
- 285 Columbus Lofts: John briefly discussed the Columbus Lofts' position on the Back Bay Station Project.
- 532 Tremont: John briefly discussed Georgianna's request to create a sidewalk dining area.
- Gas Pipeline: John briefly discussed a proposed pipeline installation.
- Back Bay Station Project: Jack Fitzgerald is preparing monthly newsletters regarding this project. Completion may not occur for more than 8 years. Roberta suggested that we have a membership party/board meeting at Boston Properties to discuss and visit the Back Bay project. Jack mentioned that a scoping determination is due in the fall, and that we schedule a meeting after the scoping determination.
- Aquitaine Outdoor Seating: John briefly discussed an opening event at Aquitaine and updated the Board regarding Aquitaine's request for outdoor seating.

Neighborhood Services: Emily informed the Board that Beacon Hill and Bay Village have also dealt with the potential conflict between planting new trees and ADA compliance. The Bay Village board suggested that we invite the city to come for a walk around that may result in the city approving the planting of new trees. Emily suggested that this would be

easier than obtaining a variance. Dave is following up with Sam Chambers regarding next steps.

Executive Director report: Stacy reported that membership is at 279, with 44 being YP. 163 members have received renewals, and 92 have paid. Stacy estimated that last year's membership was approximately 230-240. Roberta will work with Stacy regarding membership.

Bob Berstein suggested that Ellis make it clearer that membership dues are tax deductible. Bob also suggested that this information be clearer at the higher levels of giving.

The yard sale is scheduled for September 24 at BFIT, with a rain date for the 25th.

President's report: Betsy reported that the patio dinner will be on August 30 at La Motta's. The dinner will consist of a 3-course meal with wine for \$75. The patio dinner can accommodate 20-30 people. Reservations can be made through the Ellis website.

Betsy also reported that the Festival Betances at Villa Victoria was a success. 10 Ellis members were in attendance.

New Business:

Roberta suggested that we consider a second Progressive dinner. Michael and Betsy, who help to plan the event, indicated it would be difficult to schedule a second dinner.

John indicated that we are trying to find a new location to have Board meetings. The Boston Ballet was suggested, but Tony Gordon indicated that it was difficult to hear in that space. Stacy indicated that Leo may be able to offer the Board a meeting space at the Ellis Memorial once the renovation is completed.

The meeting was adjourned at 7:28.

Respectfully Submitted,

Yvonne Lee, Clerk