

Building and Grounds Committee Report

Date: Friday, December 1, 2023

Meeting Type (telephone, in person, zoom): **In Person**

Board Members Present:

Catherine Tester – Chair
Lawrence Cupoli
Michael diMonda
LTC David Fabricius

Board Members Absent:

All board members were present

Invited Guests (staff members):

Jon Endres, Environmental Services Director
Asa Morin, MSW, LICSW, LNHA COO/Deputy Administrator

Meeting Start Time: 12:30 p.m.

Strategic Goal(s) addressed: #2 Capitalize on the Bennington Asset

Contents and summary of discussions:

Mr. Endres gave a tour of the Commandants' House and garage to the committee members. The prior tenant still has an excessive number of items in the house as well as in the garage and they have until December 31, 2023, to completely vacate the premises.

The committee, after the tour continued their meeting in the conference room and were joined by Ms. Morin. Chair Tester share a print copy of the Commandant's House inspection top five priority projects associated with the house (email dated October 20, 2023 from Jon Endres). They are in order: roof replacement, window replacement, repairs of electrical system, repairing the chimney and flashings, and addressing the unidentified leak/wet area in the basement. Repairs are estimated at \$100k. Mr. Endres said the structure is solid, cosmetically it is in poor shape. At this time, there are no tenants wanting to rent the house or any use of the house for the Veterans Home without extensive renovations above and beyond the five priority projects mentioned earlier.

The garage is in good shape and Mr. Endres said the side walk-in door will be replaced. Once the prior tenants' items are removed from the garage, this will be used for golf cart storage.

The committee scheduled the following in-person meetings for 2024 weather permitting:

- January 26, 2024 at 10:00 a.m.
- March 15, 2024 at 10:00 a.m.
- May 17, 2024 at 10:00 a.m.
- July 19, 2024 at 10:00 a.m.
- November 15, 2024 at 10:00 a.m.

Other issues/concerns addressed (if necessary):

(email Report within 5 days of meeting to President De Gasta, Melinda Crowl and Robyn Boland)

Findings and Recommendations (if any):

The committee is recommending the following to the Board of Trustees for the Commandants' House:


- Tear the house down.
- Repair it but only if there is an identified use for the house.
- Tear the house down and build a pole barn for maintenance storage.
- Do nothing at this time and wait to see if there is any community interest in the house.

Attachments (as required):

Future Agenda Items:

Review of all leases.

Meeting end time (adjournment): 1:48 p.m.

A handwritten signature in black ink, appearing to be 'G. De Gasta', written over a horizontal line.

December 1, 2023

Committee Chair

(sign and date)

(email Report within 5 days of meeting to President De Gasta, Melinda Crowl and Robyn Boland)