

Looking Back, 2004-2006 The Seaport Board of Trustees...

**Building Improvements*

Initiated a multiyear, multimillion-dollar program of major building improvements:

- Replacement of Seaport's mansard roof - completed
- Renovation of balconies and refurbishment of balcony doors –completed
- Renovation of underground garage; doors, sump pump, bike racks, drain, lights and new garage vestibule - completed
- Repair of building leaks and re-sealing of all windows - completed
- Overhaul of elevator cab interiors w/new sensors on doors - completed
- Upgrades to the main entrance portico - completed
- Replacement of furniture on each lobby floor
- Stepped-up landscaping including fertilizing and replacing plantings as needed - ongoing
- Refurbishment and replacement of over 15,000 s.f. of new ceiling tiles - completed
- Expanded and renovated the new fitness center - completed
- Repair, replacement or upgrade of infrastructure and equipment such as the trash compactor, HVAC system and garage sump pumps – completed
- Visitor parking area asphalt repaired - completed

**Management Enhancements*

- Developed initiatives to reduce costs and raise revenues, including a contract to buy electricity at below-market rates
- Purchased a cogeneration system to further reduce energy costs
- Resolution of parking issues, freeing up surplus spaces for sale. Market value to be determined
- Introduced new vendors, including a new landscaping company, snow removal company and auditor
- Expanded communications with owners, residents and the community through regular monthly meetings, frequent postings and letters.

* This information is deemed to be accurate but is not warranted.