

Pier 4 Common Area Property Owners' Association LLC

MEETING AGENDA of the Advisory Committee

March 10, 2026, 2 PM EASTERN VIA ZOOM

RECEIVED

By City Clerk at 7:44 am, Feb 25, 2026

- I. Attendance; Committee Members (Term 2025-2027);
 - a. (2 members of the Advisory Committee required)
 - A. CAE Member(s), 100 Pier 4- UDR- Chris Williams
 - B. CAE Member(s), 200 Pier 4- CWP – Kirsten Quezambra, Ian Gaffney, Jennifer Campbell
 - C. CAE Member(s), 300 Pier 4- Condo- Alan Packer, Ralph Verni
 - D. CAE Property Manager- FSR- Jeremy DiFlaminies
 - E. Advisory Committee-
 - a. Ilana Haimes- Zoning Planner, BPDA,
 - b. Pat Sullivan, Executive Director, Seaport TMA,
 - c. Rebecca Smerling- Boston Harbor Now,
 - d. Norm Lind- Seaport Neighborhood Association
 - e. Kelly Gifford, ICA Deputy Director
 - F. Other participants-
- II. Call the meeting to order.
- III. January 2025 Advisory Meeting Minutes- APPROVED.
- IV. Pier 4 Updates-
 - a. Marina- No update on permit, development, Chapter 91 license status, or CAE expense sharing to date.
 - b. Management Plan- Reviewed and approved by Advisory Committee in February 2025, the plan was submitted to DEP. DEP has yet to respond, but no further revisions are recommended at this time.
- V. FSR/ Property Manager review:
 - a. 2025 Annual Report: Jeremy DiFlaminies to present.
 - i. Financial Overview
 - ii. Operations and Maintenance
 - iii. Vendor and Contract Management
 - iv. Compliance and Risk Management
 - v. Administrative Updates
 - vi. Programming
- VI. NEXT MEETING: MARCH 2027 (in line with 2025 Management Plan).
- VII. NEW BUSINESS/CLOSING COMMENTS
- VIII. Meeting adjourns