

North Shore Arts Association
Annual Meeting - House Report 2026

Submitted by Steve Howard, House Chair

1. Replacement of the rear stairway and structural repairs to the front porch were performed by the Joset Construction. This work was performed during the winter shutdown between January and April and was completed on budget.
2. The 2026 annual filter change and operational checkout of all HVAC equipment was performed by DryAir Systems.
3. Annual safety inspection by Gloucester Building Department and Fire Department personnel has been scheduled for July.
4. The annual winterization the plumbing system performed by Andrew's Plumbing in November and startup in April.
5. The Pirates Lane speed bumps were removed in November and reinstalled in April by JPL Landscaping.
6. American Land Survey Association perform a field survey of the 11 Pirates Lane property with stakes being installed in May.
7. We continue to monitor the condition of the roof.
8. Annual testing of the Fire Alarm System, Security System and Fire extinguishers was performed in 2026 with no problems to report.
9. Estimated costs to replace the windows in the main gallery are being reviewed for potential projects during the winter shutdown.