

Washington's Headquarters Homeowners Association

Board Meeting

June 7, 2011

Present

Eli Cohn, Sabin Meyer, Mick Cartwright, Toni Schoen, Bernice Giscombe
Ann Tannenbaum, Jeff Coyne, Cristina Bloise - Impact Management

Issues for the board or the management company can be emailed to
board@washingtonshq.com or telephone 914 512 8129.

The next meeting is scheduled for Tuesday, July 12th @ 8pm and will be held at unit 7.

Previous Minutes

- The minutes of the previous meeting were approved.

Financials

- Per Eli, we remain in a financially sound position and continue to build reserves for future projects.

Pool Update

- The pool is currently closed because the drain for the pool has been recalled. Expected fix should be within 7 days.
- The roof opening has been fixed and instructions on how to properly open the roof will be printed/posted for all residents. (Action - Mick)

Tennis Court

- The tennis court is open for the season. The depression that is near the net will be repaired by our service provider as soon as possible. (Action – Sabe)

Landscaping

- *****Please note***** Please take the time and care to water the flowers in front of your units as necessary - they are not covered by the sprinklers.
- All communication for the gardening should go through Bernice (unit 14) and Anne (unit 7)
- New plantings will be also planted alongside unit 9. Unit 9 offered to bear half of the cost of this as the proposed plantings go beyond what was previously there and the board accepted this proposal.
- Bernice carried out a walk through with the gardeners and they have, or will, attend to the areas she noted for them including the rear of units 19 - 21
- In future years we will specify in the contract how many flats of annuals should be planted - the feeling is that we are a little sparse this year and the gardener will be asked to add some additional plants.

Trees

- We are waiting on the permits for the tree work and this will be carried out as soon as possible. (Action - Cristina will chase up the permits which have apparently been approved but not yet issued)

Outside Lighting

- Switch Electric has repaired the driveway lighting. We will also be having them repair the lighting in the pool area. (Action – Mick)

Any Other Business:

- Move In & Move Out Deposit: The deposit fee amount for both the “move in” and “move out” was unanimously voted to be increased from \$100 to \$500 for future sales/rentals that are not currently pending. The \$500 fee is to cover potential damage to the property and is refundable once move is complete without damages. This fee is fully refundable upon completion of move in and move out assuming no damage was done to the property with the moves.
- The board issued a waiver of right of first refusal to unit 1 regarding the sale of their unit.
- Unit 1’s Office Space: The Board has filed suit regarding the rental of the accessory building office.