

**Washington's Headquarters Homeowners Association  
January 31, 2012 - Board Meeting**

*Present*

Eli Cohn, Bernice Giscombe, Anne Tannenbaum, Toni Schoen, Dale Greenwald,  
Christina Bloise (Impact Management) and Jeff Coyne

Issues for the board or the management company can be emailed to  
[board@washingtonshq.com](mailto:board@washingtonshq.com) or telephone 914 512 8129.

**The next meeting is scheduled for Monday, March 5<sup>th</sup> 2012 @ 8pm and will be held at unit 7.**

**Previous Minutes**

- The minutes of the previous AGM meeting were approved.

**Financials**

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

**Gardening**

- Bernice is heading up our evaluation efforts for our next season. We are interviewing various gardening companies and evaluating their proposals for the direction we will be taking for Spring/Summer 2012. We are pursuing deer resistant plantings, as well as additional plantings to replace the trees that have been removed on the property as part of our longer term plan for the community. We will be inviting potential experts to the next board meeting to have them present their recommendations.

**Pool Update**

- We have received samples for new floor coverings surrounding the pool to be replaced for the next season. The floor covering is being replaced due to normal wear and tear on the current concrete flooring, and the current state and discomfort that it causes to residents.

**Tennis Court**

- The tennis court is scheduled to be open on April 1<sup>st</sup> 2012.

## Driveway

- We are contacting the contractor who worked on our driveway to find out if our warranty is still valid. If so, we will ask for the repairs to be made. **ACTION:** (1) Eli will find the contract to confirm we are still under warranty. Eli will email the contract to it to Impact Management for follow-up. (2) Once Christina receives the contract from Eli, she will contact the vendor if we are still under warranty to make the repairs that are necessary.

## Misc.

- A few reminders:
  1. It is the homeowner's responsibility to clean their own clothing drier vents. Lint collects in the vent and it is recommended that they be cleaned once a year. A number of board members recently had their vents cleaned and they were quite dirty and filled with lint. This is a fire hazard so it is advised you have them cleaned if you have not done within the last year.
  2. Homeowners are responsible for cleaning their own gutters when issues arise. While homeowners are responsible for ongoing maintenance, the he condo development did pay for a cleaning for all gutters this past year.