

Washington's Headquarters Homeowners Association Board Meeting

March 5th 2012

Present

Eli Cohn, Mick Cartwright, Bernice Giscombe, Ann Tannenbaum, Toni Schoen

Visitors

Cristina Bloise - Impact Management Ellie Meyer

Apologies

Jeff Coyne, Dale Greenwald

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

Previous Minutes:

The Board approved the minutes of the last meeting.

Items Raised By Homeowners

- The driveway has some areas that do not match.
- The gardens need some planting to replace the areas that have been cut back or removed in the course of other work.

Answers:

The driveway has had various small repairs and pieces of work done, including the work related to Verizon. When we next have the driveway sealed, it will once again match throughout the property.

We are budgeting for added plantings this coming year.

Financials

Eli presented the monthly summary balance sheet. We are in a good position financially, but need to remain conservative in order to build up reserves in anticipation of future projects.

Eli has been looking after the financial accounts for many years and would like to start to hand this responsibility on. If anyone is willing to volunteer, please contact Eli or Mick. If no one is able to help, we will have to ask the management company to take over the financials, something we would like to avoid.

Swimming Pool

We plan to open the pool on April 1st as in previous years. The permit application process is under way and Cristina will follow this through to completion (including Switch electric for the inspection & Dobbs Ferry for the permit).

ACTION Cristina

We are continuing to investigate two items related to the pool:

- Possibility and implications of converting the pool heating system from oil to gas.
- Repainting the floor surround of the pool

We have re-engaged H2O to service the pool as per previous years.

Tennis Court

We plan to open the tennis court on May 1st. This may be delayed if the weather does not cooperate.

We have re-engaged Oval Tennis to service the court as per previous years.

ACTION Cristina

Gardening

We will arrange for the sprinkler system to be ready for use by May 1.

ACTION Cristina

At the end of last season we had re-engaged Automatic Lawn Sprinklers to service the system as per previous years. We will review this contract at the end of the current season.

As they open the system up they need to attend to a possible leak near the water main and remove the extra head from the entrance area.

ACTION Cristina

After much discussion we decided to change our landscaping contractor. Quotes were sought from a number of providers and three responded (Civitano, D'Ambrosio and Fraoili, the incumbent). Although D'Ambrosio has done good work on the trees, his quote was expensive. Fraoili has the advantage of knowing the property, however he could not come close enough on price and the contract for this year has been awarded to Civitano.

We had already determined the need to start replacing trees that have been removed, and in addition would like to improve other areas of the plantings. The money saved on the monthly maintenance will help fund these projects.

Bernice will be walking through the grounds with a landscape architect to look at the plans for the year, which also extend to attempting to find deer resistant plants. Please email Bernice (blgiscombe@gmail.com) and copy the board (board@washingtonshq.com) with any thoughts that you may have.

If you have any comments or concerns regarding the gardening please contact Anne (hindamotel@aol.com) or Bernice (blgiscombe@gmail.com)

Verizon Fios

After almost a year, we are now wired & connected to Verizon Fios. You should be able to contact Verizon and if you choose, switch from Optimum Cable. Even if you have no desire to switch, the facility to do so may provide you enough leverage with Optimum to reduce your monthly costs with them.

Any Other Business

Please remember that you are responsible for your guests parking. Please do not let your guests or suppliers use other people's spaces unless you have made arrangements in advance.

Washington's Headquarters has a single water bill – paid out of the HOA Fees. Inevitably the pool and the sprinkler system use significant amounts of water. Despite this, please remember that your own usage also contributes to the bill. It is only by all working together that we can keep the bills from rising unnecessarily.

Following the mild winter, it is expected that deer ticks and other pests may be more prevalent this year. We will investigate whether some form of spraying is appropriate.

Next Meeting

The next meeting is on April 9th, 8pm and will be held at unit 5

Respectfully Submitted,

Mick Cartwright