

**Washington's Headquarters Homeowners Association
May 7th 2012 - Board Meeting**

Present

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

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 Monday, June 11th 2012 @ 8pm and will be held at unit 14.

Previous Minutes

- The minutes of the previous AGM meeting were approved.

Financials

- Washington Headquarters remains in a financially sound position. We continue to build our reserves for future projects.

Gardening

- Please note that our gardening contractors, Civitano, are onsite on Wednesday s to provide services.
- We are finalizing the planting agenda for the property. New plantings will be in place towards the end of the month. We will likely focus on the entry and exits, as well as the two circles. We are working with tree consultants to determine the best fit trees for our property.
- The flower beds in front of each unit will be planted within shortly.
- Bernice will speak with the gardening crew to request that debris and soil is removed from the air conditioning units.
- Dale will be contacting Adams to confirm we receive an updated proposal/contract. Once received, the board will review and make a decision on plantings for installation in mid-June.
- One of the seat benches in our courtyard broke. Please be careful while sitting on this bench. Mick will research options on replacement benches.

Pool Update

- Now that the pool is open for the season, PLEASE SIGN INTO THE LOG BOOK EVERY TIME YOU SWIM. The pool sign-in book is in the changing room. Please remember to always sign in each time you visit the swimming pool. This is very important, as one of the components of keeping this log, allows us to not have to hire a lifeguard.
- The shower water in the pool house does not seem to be warm. Cristina will have this looked at.

- We will be evaluating the fuel usage over the course of the past year to determine the feasibility of replacing the boiler, to better control the temperature.
- Mick will check the locking mechanisms of the doors in the pool house.

Tennis Court

- The tennis court is officially open for the season.
- PLEASE NOTE: You must always wear tennis shoes only when playing tennis on our court. It is a special court called hard-true, and is damaged easily if you are not wearing tennis shoes. Within the first few days of opening, someone played tennis in what looks like work or hiking boots and caused considerable damage that will now cost the development to repair.
 - Please remember to always wear tennis shoes, as well as only allowing any guests who are visiting and playing tennis that they can only wear appropriate footwear.
- Please drag the court and clean the white lines after using the tennis court. Proper tennis etiquette and courtesy is most appreciated so all homeowners can enjoy the use of the court upon arrival.

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:** Cristina will call the vendor to move this forward.
 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.
- Cristina is going to get quotes for a possible repair to the driveway in front of unit 19. The quote will be to have a sealant applied to the strip just in front of the driveway that was damaged as a result of the work provided by Verizon.
- Cristina to provide details for mason options to Dale Greenwald. Dale to follow-up accordingly.

Misc.

- Some homeowners have decided to install long lasting and energy efficient bulbs in their outdoor lighting fixtures in front of the driveways. They are expensive but last 15 years, and also costs quite a bit less than regular lights. The suggest brand is Philips Endura 60 Watt LED bulbs which cost approximately \$25-\$30 each.
- A request was made by a homeowner to have additional lighting installed on the property. As a first step, we are inquiring if island by the exit is equipped with electrical power. Mick is researching feasibility of installing a light at this location.
- We have a list of miscellaneous repairs that will be made to the property as the weather gets nicer. We are finalizing a quote and the action items that will be repaired. These are general upkeep items for the property.
- Our insurance is up for renewal and we are actively exploring our other options. **ACTION:** Toni is pricing out our insurance options.
 1. Eli – will coordinate moving forward with insurance renewal.

- Oil use for the pool is being reviewed and possible conversion to natural gas is being considered.
 1. Eli to provide account number for Robison to Dale.
 2. Dale will investigate the historical consumption levels.
- There have been challenges with the gutters overflowing. Mick is going to explore this issue and possible resolutions.
- Cristina Follow-up Actions:
 1. Following up with NYS DOT re remaining construction material.
 2. Following up with Dobbs Ferry DPW re trash can at bust stop beside exit.
 3. Investigating hot water supply to pool shower
 4. Chasing Rolande regarding peeling black paint on garage doors.