

Washington's Headquarters Homeowners Association Board Meeting

February 4th 2013

Present

Eli Cohn, Mick Cartwright, Bernice Giscombe, Sabe Meyer, Dale Greenwald

Apologies

Jeff Coyne, Ken Colao

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

Previous Minutes:

The Board approved the minutes of the last meeting.

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 seek external help which will add to our costs.

Swimming Pool

- We intend to re engage H2O to service the pool as per previous years.
- Sabe will be contacting Mary to investigate resurfacing the pool surround area with something kinder to the feet and less slippery – this is likely to be a coating applied to the existing tiles, not a complete new floor.
- We will ask H2O pools for their advice on the need to repaint the interior of the pool (ACTION Mick)
- We will ask Plitnick to fix the broken pipe to the rear of the pool house (ACTION Mick)
- We will ask H2O for a credit against the broken pipe which should have been shut off as part of winterization (ACTION Mick)
- We will investigate fuel and service costs with Plitnick as an alternative to Robison (ACTION Eli)

Tennis Court

We plan to re-engage Oval Tennis to service the court as per previous years. (ACTION Mick)

Gardening

We will arrange for the sprinkler system to be ready for use by May 1. (ACTION Bernice)

We intend to re engage Civitano to are for the gardens subject to an acceptable quote. (ACTION Bernice)

We had already determined the need to start replacing tress that have been removed and will be seeking suggestions from Adams Tree Care (ACTION MICK)

At Adams Tree Care's suggestion, the tree beside unit 9 needs to be removed as it is now leaning further toward the side wall of unit 9 (ACTION Mick)

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.

Front wall – before we consider any repairs we need to check if it is on the historic register. (ACTION Mick)

Issue Tracking – in the absence of a management company we will be investigating the use of a simple issue tracking software package to facilitate reporting and tracking of maintenance requests.

Next Meeting

The next meeting is on March 11th, 8pm and will be held at unit 18

Respectfully Submitted,
Mick Cartwright