

**Washington's Headquarters Homeowners Association  
4/15/15 Board Meeting**

**Present:**

**Board Members**

Eli Cohn, Jeff Coyne, David McPherson, Dale Greenwald,  
Sabin Meyer, Jonathon Brose

Issues for the board or the management company can be emailed to  
[board@washingtonshq.com](mailto:board@washingtonshq.com) or telephone 914.512.8129

March 2015 Board Meeting minutes were approved.

**Financials**

- Eli provided the financial update. We remain in good financial standing with solid reserves.
  - The winter snow triggered a small increase in fees for snow removal by Civitano.

**Administrative**

- The HOA insurance premium increased substantially this year. Eli is engaging new Insurance agents to provide more competitive bids for the HOA policy.

**Painting Project**

- Dale finalized the proposal request document. Next step is to deliver to the list of potential contractors.

**Lighting**

- Lighting repairs have not been completed due to a lack of responsiveness from the contractor. Margaret to follow up with Scotty Electric to take over the project and complete the necessary work.

**Perimeter Wall Update**

- No updates from engineer as of this meeting date.

**Roadway damage**

- Dale will secure a proposal to address the drainage problem which caused heaving and surface damage to the roadway last winter.
- The board will start repairs to the driving surface as soon as the drainage issue has been addressed.

**Pool & Tennis Court**

- Pool opening is pending receipt of all permits.
- The board authorized Margaret to have H2O install an automated chemical monitoring system for the pool.

- Tennis court is expected to open on May 21<sup>st</sup>. Oval tennis is behind schedule in due to the late start of the spring season.

#### **Gardening**

- The board agreed to move forward with the DeerTech solution, which will deter deer from entering the courtyard and treat the property for ticks.

**The next board meeting will be on Wednesday, May 15<sup>th</sup> @ Unit 15**

#### **May HOA Board Meeting**

#### **Meeting Minutes from April approved**

**Eli, Ken, Jon, Margaret, Dale**

**Pool – Initial reader not recommended by H2O, because it didn't provide reporting sufficient.**

**Fence, Waiting for Mesh to install the protective fence. Should be available in the next week.**

**Tennis Court – Not opened because of recommendation of wall.**

**Establish a budget and plan to replant shrubs in the courtyard with Civitano**

**Insurance – Eli got extension of existing policy. Increased rate due to natural increased that were not applied because of our 3 year policy. Sandy and other events during the past 3 years have driven policy premiums up across all insurance providers.**

**Dale will receive debit card for Washington's headquarters bank account. Eli to execute.**

#### **Routing information**

**005060**

**021000021**

**91501231665**

**Financials are strong. No extraordinary expenses this month.**

**Gas Line. Individual Homeowners need to respond to Coned with interest. Applications to CONED**

**Engineer securing drawings of current system and then will completing design of underground drainage system. All work should be done and tested before starting resurfacing.**

**Retaining wall adjacent to tennis court has moved significantly. Recommendation to keep tennis court closed until wall is braced and repaired. Postpone opening tennis court until wall is repaired. Engineer currently working on design. Need to engage an architect to determine appropriate materials and design for outer wall repair.**

**Brace both walls asap.**

**Scotty Electric to locate the electric line in the back circle to enable installation of lights.**

**Pest controls –**

**Fire extinguishers in auxiliary building. Board agreed to have extinguishers installed.**

**Archive. All pertinent documents from the garage have been scanned and archived. Eli will provide any additional bills and documents to Margaret for archiving.**

**Paint Work – Beginning to receive proposals from contractors.**

**Next meeting June 11<sup>th</sup> – In unit 18**