

**Washington's Headquarters Homeowners Association
1/12/15 Board Meeting**

Present:

Board Members

Eli Cohn, Jeff Coyne, David McPherson, Dale Greenwald,
Sabin Meyer, Ken Colao

Issues for the board or the management company can be emailed to
board@washingtonshq.com or telephone 914.512.8129

Financials

- Eli provided the financial update. We remain in good financial standing with solid reserves.

Property Manager on-boarding

- The Board is in the process of finalizing a contract with the Margaux Agency (Margaret Federici) to manage the property.
- Margaret is being integrated into board and property management processes. She will formally introduce herself to homeowners through an email.
- Margaret is developing a proposal to manage the Washington's Headquarters website and handle electronic filing of documents.
- Eli will provide copies of existing contracts to the management company.

Pool & Tennis Court

- The board will renew the pool maintenance contract with H2O.
- Margaret will handle pool permit renewals moving forward.
- The board will investigate the feasibility of having H2O install an automated monitoring system to track pool water conditions and equipment performance.

Property Maintenance

- Margaret developed a request for proposal to paint doors and trim on the property and complete any necessary carpentry repair work. A list of contractors was presented. The project is planned for the spring.
- Lamp posts throughout the property need to be repaired and bulbs replaced with LED lights with consistent color. Margaret will identify an electrical contractor to address the need.
- The board agreed to address lighting at the south end circle of the property. Margaret will determine if there is an electrical outlet installed and have a contractor develop a proposal to install lights.

Front Wall and Driveway assessment

- Ken updated the board on the front wall structural assessment.
- Telltales and crack monitors have been installed in the wall and readings are being taken to determine structural integrity. Monitoring will continue for 6 months.
- The board will read results and determine repair options this summer.
- Evaluation of the driveway pavement is underway and will continue through spring.

Miscellaneous

- Margaret will contact Newmat fencing to fulfill their proposal from last spring to add netting above existing fence on Aqeduct to provide additional protection from vandalism.

The next board meeting will be on Monday, February 9th @ Unit 19.