

**Washington's Headquarters Homeowners Association  
5/15/15 Board Meeting**

**Present:**

Eli Cohn, David McPherson, Dale Greenwald,  
Jonathon Brose, Ken Colao, Margaret Federici

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

April 2015 Board Meeting minutes were approved.

Financials

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

Administrative

- Insurance – Eli secured an extension of the HOA's existing policy. We shopped other insurance agent proposals in hopes of avoiding an increased premium. The HOA's 3 year policy shielded the HOA from normal rate increases due to losses across the insurance industry. Extending our existing policy provided the best value.
- Eli will secure a debit card for Washington's headquarters bank account. Dale will maintain it for emergency miscellaneous expenses.
- Archiving - All pertinent documents from the auxiliary building have been scanned and archived. Eli will provide any additional bills and documents in his possession to Margaret for archiving.

Painting Project

- Dale received one contractor's proposal for the paint work and necessary carpentry across the property. The board is awaiting additional proposals, before awarding the work.

Lighting

- Margaret has engaged Scotty Electric to address lighting issues across the property and in the back circle.

Perimeter Wall

- The retaining wall adjacent to tennis court has moved significantly. Our Engineer's recommendation is to postpone opening the tennis court until wall is braced and repaired.
- Our Engineer is developing a plan to secure the perimeter wall. An architect will be consulted to determine appropriate materials and design for outer wall repair.

Roadway damage

- The board has engaged an engineer to secure drawings of existing underground drainage and to design a more effective system. All drainage work should be completed and tested before starting work on the driving surface.

#### Pool & Tennis Court

- Pool – The board decided not to move forward with installation of the automated chemical monitoring system. H2O advised that the system would provide reporting output that meets our need to consistently track levels in the pool.
- Tennis Court – The tennis court remains closed pending resolution of the retaining wall issue.
- Protective Fence – Installation of the pool house protective fence is on hold until the mesh is delivered. The mesh is expected to become available within the next week.

#### Gardening

- DeerTech has been installed in the courtyard to deter deer from entering the courtyard. Effectiveness will be monitored through the summer.
- The board will establish a budget to fund replanting of shrubs and other plants in the courtyard.

#### Miscellaneous

- The board has requested ConEdison provide homeowners the option to convert from heating oil to natural gas. Individual Homeowners need to respond to ConEd with an application to receive gas service.
- The board agreed to have fire extinguishers installed in the auxiliary building.

**The next board meeting will be on June 11<sup>th</sup> in unit 18.**