

Washington's Headquarters Board of Directors Meeting

November 17, 2015

Present: Dale Greenwald (Chair), Jon Brose, Sabin Meyer, Uwe Steckhan

Excused: Eli Cohn, Ken Colao, David McPherson, Margaret M. Federici

**Management Report:**

Gutter cleaning: New proposal from Jose Illescas quoted \$2,500 for gutters and leaders, hose testing and flushing, as well as installation of "lead-outs." Approved, if certificate of insurance provided.

Drainage mapping: Mid-Westcheser Sewer & Drain quoted about \$7,000 to investigate drainage under roadways, location of pipes, and prepare diagram to map out locations of drainage. This would allow to understand needed next set of repairs come Spring. Approved.

If issues are found that need to be immediately addressed, consider contracting Civitano to fix.

Pool: Shut down pool on December 1. Bring Plitnick in to winterize the building (drain water out of pipes). Proposal to consider timer for pool heating (e.g heat only 6 hours a day). To be determined if more economical than keeping water temperature constant. Current pool heating boiler does not provide the option to easily adjust temperature, but is likely near end of life. Suggest to replace boiler when necessary with one that has adjustability. In the interim consider use of temporary pool cover. Continue to investigate options to save on fuel costs. Auxiliary building to get winterized as well (Jon to cover additional costs).

Tennis Court: Bracing and wall repair done by Vinny.

Planting: Proposal from Civitano to put in assorted perennial plants for \$2,610. Decision to postpone to April 2016. Action: Dale to inform unit 17.

Sprinkler system has been shut off. Plitnick to verify.

Tree Service: Dead pine tree on Broadway side in front of parking for unit 7 to be removed by Adams Tree Service. \$483.19. Approved. Horticultural oils were applied to hemlocks.

Painting: Spilotras completed work. Ken Colao noted that a number of units have sticky doors. Action: Dale to send email to all owners asking to raise final issues by

November 23. Get breakdown of woodworking done by Spilotras. Release balance of payment less \$2,500 for pending issues (\$17,478.42 less \$2,500 equals \$14,978.42).

Water Meters: United Water will install new water meters on December 2.

Protective Net: Mesh fence behind pool installed by NuMat. Building inspector requested permit and ARB review. Interpretation is that this constitutes no fence, since it has no posts. Dale asked Ed Manly for informal discussion by ARB whether under their purview, if not this would stand. Justification: netting was put in because of vandalism issues as DF police department not able to police and there are risks for safety of pool users. NuMat sent invoice for balance of \$570. Approved.

Masonry Issues: Unit 12 has crack in limestone sill under kitchen window. TBD if immediate danger. Based on the best knowledge of the Board and in good faith, this is the responsibility of the unit owner (TBD if different approach agreed in amended By-Laws). If not, reimburse unit owners. Action: Jon to provide name of stonemason. Dale to draft letter for unit 12. Dale to check with Tony/David on amended By-Laws. Margaret to obtain latest (amended) By-Laws from county clerk.

Pool Rental: Request to rent out pool to swim teacher denied because of liability concerns.