

Washington's Headquarters Monthly Meeting Minutes – March 30, 2021

Meeting called to order at 7:35pm. Meeting adjourned at 8:45 pm.

Approval of February & March Minutes

Financials

- a. All financials are up to date. No issues

Unit Owner/Resident Issues

- a. Unit 13 had a water leak problem; Problem Underground leak - Plitnick letter; leak is a hot water line within the confines of the property; repair falls within the boundary of the unit and should be covered by homeowners own interior policy. Should report claim to own insurer.

Buildings and Grounds

- b. Capital Improvement- Ken provided KB with the RFP. KB will discuss with Robert Ferrara and advise if there are any questions.
- c. Con-Ed Temporary line: KB to reach out to coned to find out when they will make the repairs and who's responsibility will it fall on, Coned or the association.
- d. Pool engineer - Spoke with engineer - not increasing volume of discharge; We need to direct; Proceed with this project. Get another engineer for this project to review documents and advise. Andy Whitelaw - call and explain issue and have review the documents and correspondence and advise on next steps.
- e. Con Ed power lines - repair to lines; left two messages regarding fixing the external lines across Broadway.
- f. Pool - Plitnick; burst pipe behind toilet - Plitnick should have pursued access; Can FMG check for winterization? \$251.00; Did the bill say they didn't complete the job.
- g. Unit number 21: Car accident - Don Gerrelli/Kirk - walked through property; Report for responsibility; will lose space in toilet room to bring up to code ; 2nd floor buckled ; may have moved foundation front of building; Louca's staying at hotel; Not a quick process; Master policy, Homeowners, Auto insurance involved. Engineering report due. Send out a structural engineer to check if unit next to 21 has sustained any damage - inspection of structure, façade. File with village for repairs; Need architect to assess and develop a plan forward.
- h. Unit 2: Sales contract - not available for review yet. Realtor would like to own the auxiliary building and make that for use. Potential owner would like to buy for private and full use? The offering plan describes the unit top floor of building is for the use of units 1 and 2. There was a lawsuit that said the HOA would allow the top floor to belong to unit 1. The unit owner of unit 2 at the time signed a contract of sale that conveyed their rights to unit 1. Potential Buyer's lawyer has contacted FMG - Julia Helmond.
- i. g. How do we amend the offering plan and title - altering by-laws? Amend the offering plan as required? The HOA has a settlement agreement - can't be rented out; not conveyable and not part of unit 1; Unit 2 relinquished;
- j. Major Project - sent out to everyone; - Scope of work; To be issued to potential bidders list; review with FMG team / Robert Ferrara to review also

- k. Received today a notification that the domain needs to be renewed; renew website for 5 years - only domain; website content storage - Backup site? Blog data base backed up every week - all posts
- l. Report on tank removal complete and filed with village.
- m. Tennis court opening; Oval Tennis - need opening date - follow up

Next Meeting – Tuesday, April 27, 2021 at 7:30pm.