

Washington's Headquarters Monthly Meeting Minutes – April 27, 2021

Meeting called to order at 7:30pm.

Approval of February & March Minutes

Financials

- a. Suez Water and Sewer; Suez billing for fire hydrants not showing on accounts payable; FMG to confirm if paid and recorded; check for second account number
- b. 1,288 NCB account 3/15/21; confirm origin and deposit;
- c. Move-in Casta 250 deposit; Bob move out 100 Deposit; Neither has been paid
- d. Confirm refund for unit 17 for March 19; double payment
- e. Motion to approve.

Unit Owner/Resident Issues

a. Unit 21 Re: Auto Accident

- i. Architect /Whitelaw - 4200 fee with 2000 retainer; loose wallboard investigation
- ii. Structural evaluation from engineer to do proper investigation/inspection with report to proceed.
- iii. Strongwater
- iv. David Azus - public adjuster
- v. Total damages claimed
- vi. Process for and timeline: Property Estimate and budget for work to be done
- vii. Claim - All insurers and their responsibilities
- viii. Call with FMG to outline process, budget and schedule @ 4:30; Jason to join call

b. Unit 1 Re: Fence Repair

- i. FMG to report what needs assessment with site plan and with photographs
- ii. Repair cost
- iii. Replace cost

C. Unit 13 Re: Plitnick Report

- i. Plitnick report on repair made - in writing;
- ii. No additional action to be taken

D. Unit 10 Re: Shutter Repair

- i. FMG has made repair to existing shutter

Buildings and Grounds

- a. Con Ed - replacing transformer; with an above ground transformer; get specification. What will new location be and how will this sit; Are they pouring a concrete pad. Identify code section for above ground replacement?
- b. Stairwell to trail: awaiting proposal for steps/railroad ties; including permitting and filing; may need railing
- c. Capital improvement project: (3 weeks for sealed bid) Target date to send out bid May 7th with response by May 28th.
 - i. Canzone Contracting
 - ii. Strongwater
 - iii. Xinos
 - iv. Tribute Restoration

v. Adamo

Maintenance

a. Tennis Court; To open week of May 17th

b. Pool

- i. Reaching out to additional engineer to review package that was created and determine how to reduce water flow.
- ii. (3) identified to propose
- iii. Permit pending
- iv. Plitnick to evaluate system to get operational

c. Amending By-Laws

- i. What elements need to be looked into?
- ii. Katherine - condo lawyer review our bylaws for recommended updates
 2. Provide issues that need clean up?
 3. Find out budget from law firm to review and Amend?
 4. Special meeting and acceptance
 - Auxiliary building ownership
 - Limited common elements definition
 - Unit numbers/unit identification

d. Trees; Proposal for this year:

e. Painting touch up of garage doors; paint touchup of white trim; get proposal

New Business / New issues:

- a. Selection of architect and landscape architect - arborist
- b. Brick and filing for wall - identify candidates - Filing required; review application with AHRB;
 - i. Belden
 - ii. Local brick suppliers and availability to be determined

Next Meeting – Tuesday, June 1, 2021 at 7:30pm.