

WASHINGTON HEADQUARTERS

Minutes
Regular Monthly Meeting of the Board
December 14, 2021
7:30 pm - 10:00 pm

Attendees:

Jason (JG)
Jon (JB)
Benny (B)
Carlos (CP)
Phyllis (PF)
Len (LC)
Tom (T)

Not in attendance:

Ken (KC)

Action items are highlighted in yellow.

1. November board meeting minutes were approved.

- a. Motion was made and approved that going forward, meeting minutes will not appear on the WH website until all members' comments are discussed.

2. Financials

- a. CP presented on the financial health of WH. Operating Budget cash amount is \$47,531.88; Reserve Account cash amount is \$118,995.00.
- b. New bank account is being opened for insurance claim (#21): \$35,277.21
- c. WH operating expenses continue to exceed normal expenses due to two storms; we are \$17,000 over budget as of the last four months.
- d. MOTION:
 - i. Increase monthly fees from 5% (originally amount agreed to at Annual Homeowners Meeting) to 7.5% to cover operations and build up the reserve.
 - ii. Motion seconded.
 - iii. Motion approved unanimously.

3. Ferrara Management Group

- a. TP will research comparable properties and let us know respective HOA fees.
- b. TP will schedule Robert Ferrara performance review.

4. Capital Project Financing

- a. Two options pursued by CP.
 - i. Capital One offers a 10 year loan at 3.85% - 4.00%
 - ii. Flushing Federal offers a 30 year balloon payment at 4%. After 7 years, it would be refinanced.
- b. Flushing Federal loan would keep monthly fees lower.
- c. TP will give the capital project qualified bidders a date for the walkthrough before a contract can be awarded.
- d. The Board determined that the black wall and moss on the brick wall will be part of the capital project.

5. Unit Holder Issues

- a. Unit #1 needs the steps leading to their home repaired; current condition is a safety hazard. Potential contractors will provide estimates; the Board will determine which contractor to use, and then repairs will be made.
- b. An email was sent to all homeowners regarding loose bluestone/concrete leading to their doorway. Any homeowners that report that their unit's bluestone/concrete is loose will have their walkway repaired as well.
- c. Board decided not to do seals on the concrete sills under the windows at this time. That may be part of the general masonry work to be done when the wall is redone; to be determined at a future date.
- d. Unit #21 reconstruction is almost complete. The contractor Strongwater put in incorrectly-sized windows. Strongwater replaced them with properly sized windows at their own expense. Final payment to Strongwater will not be made until all work is done and approved.
- e. TP will send the Board a copy of the insurance contract with David Azus and send us a copy of it.
- f. TP will assist the Board to find an insured handyperson who can do minor repairs for the HOA.
- g. Con Edison "leftovers" are still near the visitors' parking spots. Greg (#13) will follow up with Paul Feiner to get them removed.

6. Safety

- a. JB and LC will look into finding a way to make the entrance safer for pedestrians and vehicles; JB and LC will speak with Donna Cassale of the Dobbs Ferry Board of Trustees about making the entrance to the community safer.
- b. The Board will determine when construction of the wall is done if there can be a walker's ramp to the light.

7. Leftover items not discussed

- a. Formalizing committees for landscaping and for revising bylaws

Next meeting is Thursday, January 13, 2022 at 7pm.

