

Minutes  
Washington Headquarters Monthly Meeting of the Board  
February 8, 2022  
7:00 PM

Attendees:

Jason (JG)  
Jon (JB)  
Benny (B)  
Carlos (CP)  
Phyllis (PF)  
Len (LC)  
Ken (KC)  
Tom (TP)

Action items are highlighted in yellow.

1. January board meeting minutes were approved.

- a. Future minutes will be sent to each Board Member for comments and edits. After discussion and the necessary corrections are made, the minutes will be adopted, posted on the WHQ website and sent to the homeowners within a week. Motion made by PF, seconded by JG, and approved by the Board 5-2. JG, B, CP, PF, LC voted to approve the motion. KC and JB voted not to approve.

2. Financials

- a. CP presented on the financial health of WH. The cash balance is \$27,803.52. The Reserve Account is \$119,074.85. Given that the February Board Meeting fell early in the month, FMG had not finalized their closing procedures.
- b. We expect that reserves will begin to increase due to the increase in HOA fees that took effect at the start of the year.
- c. A motion was made to have board meetings on the third week of the month so that FMG will have more time to finalize their month end procedures. TP will reach out to the FMG financial team to confirm that the month end close would be completed by the third week of the month. CP made the motion, JB seconded it, and the vote was 7-0. The motion was passed

3. Unit Holder Issues

- a. TP will meet with Brett (BWG) to check on the emergency outdoor work (cement and steps) on Unit 1. TP will also put together a proposal for additional masonry work needed at #1 as well as masonry work throughout the complex.
- b. TP will send insurance information and other qualifications for Brett to KC.
- c. A motion was made, seconded, and approved by the entire Board to give JG the ability to approve costs of up to \$5,000 without needing approval of the whole Board.
- d. Unit 21 repairs are ongoing. The current balance of \$35,277 of insurance advances made to WHQ are all committed to cover work already completed. An additional claim will be made by David Azus (intermediary to the insurance company) to the insurance company for extra funds needed to pay any additional fees.
- e. Before the next board meeting, LC and JB will work on reformatting the rules for work on the outside of units.

#### 4. Con Edison

- a. A dialogue with Con Edison/Greg #13/and Board/TP continues regarding padmount installation. KC, JG, and TP are requesting a meeting with Con Edison to discuss their ruling and an alternative for pad mount installation at a lower elevation. WHQ board members would also like to understand if ruling has been issued from their engineering department and specs to support that ruling.

#### 5. Capital Project

- a. Bid packages were re-sent to all interested contractors, per TP.
- b. There are 3 interested parties.
- c. One contractor, Adamo, will be asked to send an updated bid.
- d. TP will follow up weekly with the interested contractors in order to determine their level of interest in the work.
- e. CP discussed three options for outside financing of the project; CP will summarize these options, and distribute them to the Board before the next meeting.

#### 6. Tennis Court

- a. Contract with Oval was approved for needed repair and maintenance.

#### 7. Sidewalk repair and overgrown trees on Colonial Avenue.

- a. Civitano trimmed overgrown trees.
- b. TP will get three proposals for sidewalk repair on Colonial Avenue and discuss with the DPW about who is responsible for the curb repair.

March 2022 Board Meeting

Date and Time TBD