

Minutes
WHQ Monthly Board Meeting
May 26, 2022
7 p.m.

Attendees

Jason (JG)

Benny (B)

Jon (JB)

Carlos (CP)

Phyllis (PF)

Len (LC)

Ken (KC)

Tom (TP) - Ferrara Mgmt

Action items will be highlighted

1. April Board Meeting minutes have already been approved and have been posted on the WHQ website.
2. Financials
 - a. Cash Balance \$35,003
 - b. Reserve Account \$119,216
 - c. TP will continue to reach out to David Aziz for additional insurance monies for roof and gutter repairs in #21.
 - d. Jay Menachem CPA has been retained to complete the audit and to file the tax returns. There is no increase from last year's fee.
3. Unit Holder Issues
 - a. Brett will work on masonry repairs to Units 1, 2, 8, 12, and 18.
4. Capital Project Status
 - a. KC has been in touch with Stephen Tilly (a well-regarded Dobbs Ferry architect) to prepare a proposal and represent WHQ before the Architectural Board of Dobbs Ferry. This is a necessary step before any work can begin on the Capital Project. The scope of the proposal will include type of brick, other masonry work around all homes, the pool house corrective work, and the wall construction.

- b. Canzone (one of the two bidders on Part II for the Capital Project) will be submitting supplemental information in order that their bid can be leveled . Adamo Construction bid has been leveled .
 - c. Brooker Engineering is still working on the drainage engineering plan to help alleviate flooding.
 - d. CP is working with four different banks to get the best terms for financing the entire Capital Project. The budget for the capital project has been revised to \$1.7 million. Phase II includes three parts: 1. Rebuilding the perimeter wall, 2. Pool House corrective work and 3. Drainage control. Phase III includes resurfacing the internal roads and landscaping.
5. Pool and Tennis Court
- a. Pool is open. FMG will provide weekly cleaning service to the pool house and facilities. FMG will continue to monitor the weekly service by H2O to ensure the pool is serviced properly.
 - b. TP will send JG the specifics on the weekly cleaning of the pool house interior.
 - c. Tennis Court is open. Board discussed using tennis court for Pickleball; the Board will inquire about Pickleball interest among homeowners.
6. Aqueduct Trail
- a. KC will have Eve from Brooker Engineering contact Steven Oakes, historic site manager at NYS Parks Dept to discuss runoff damage from the Aqueduct onto WHQ property.
7. Sidewalk Repair on Colonial Avenue
- a. There are cracks on the sidewalk along Colonial Avenue, and it is the responsibility of WHQ to perform the repairs. TP will get a proposal for the repair.

June Board Meeting
June 29, 2022
7pm

