

Minutes
WHQ Monthly Board Meeting
July 21, 2022
7 p.m.

Attendees:

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

Action Items are highlighted

1. The June Board Meeting minutes were approved over email and have been posted on the WHQ website.
2. Financials
 - a. Cash balance is \$26,562.
 - b. Reserve Account is \$119, 278.
 - c. By the 13th of each month, TP - FMG will get the checks to Carlos for approval.
3. Unit Holder Issues
 - a. TP will look at a leak from an air conditioning conduit at Unit 16. There is no liability for WHQ.
4. Capital Project.
 - a. WHQ is still awaiting the approval/sign off from the Town of Dobbs Ferry for Phase I which has already been completed.
 - b. WHQ will coordinate the scope of Part II work (architectural + engineering) which will need the approval from the town.
 - c. Brooker Engineering will additionally revise their proposal to include the pool house drainage and the wall between Units 1 & 2, and the tennis court wall as well.
 - d. Brooker Engineering has recommended the possible replacement of the waterfall at the back of the pool house with a drop manhole to handle the discharge during heavy downpours.
 - e. Board 6 -1 (CP) approved a motion to include the removal of the waterfall in the drainage plan of Part II. Motion was made by JG and seconded by JB

- f. Bonding for the Capital Project
 - i. TP - Ferrara Mgmt will do research and advise the Board if obtaining Performance and Payment Bonds for capital work (large projects) at WHQ is of value.
 - ii. Adamo Construction is bondable and (KC) will review alternatives to mitigate risks of default . The current budget includes approximately \$100K for bond program.

- 5. Swimming Pool.
 - a. Back doors of the pool house are susceptible to continuous damage during storms due to excessive discharging of water from the culvert during rainstorms, causing flooding of the poolhouse. A temporary solution is to block up the opening.

- 6. Landscaping at WHQ
 - a. TP will write a contract for landscaping/snow removal services by Ryan & Ryan landscaping.
 - b. Their monthly fees will be lower than Civitano's fees.

- 7. New Budget
 - a. The new budget (2022-2023) for WHQ will be discussed at the August Board Meeting.

August Board Meeting
August 18, 2022
7 p.m.