

Minutes
WHQ Monthly Board Meeting
October 19, 2022
7 p.m.

Attendees:

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

Action items highlighted in yellow.

1. Financials
 - a. The audit report and financials were sent to the Board by FMG. Homeowners will receive them prior to the Annual Homeowners Meeting on Oct. 24, 2022.
 - b. The WHQ Reserve account has been moved to Avidia Bank. Avidia Bank has provided the financing for the Capital Project.
2. Capital Project
 - a. KC reported Capital Project specifics: Adamo Brothers was awarded Phase 2 scope of work. Adamo's contract includes an alternate hard price to perform Phase 3 work should the WHQ choose to execute. The Budget for Phase 3 work was based on this alternate price. The increase of this line item in the budget is primarily due to the fluctuating price of oil (needed to make asphalt).
 - b. Adamo has filed an application for a NYS Dept of Transportation (DOT) permit, which is needed before approval / permits for Phase 2 work can be secured from the Village of Dobbs Ferry. JG will follow up.
 - c. Stephen Tilly is almost ready to file the architectural plan for wall construction before the Architectural Board.
 - d. Brooker Engineering design information will be ready by the end of the month.
 - e. The Board has targeted to make its submission for the Capital Project to the Dobbs Ferry Village Planning Board in November. This depends on receiving NYSDOT approval/permit within the next 10 days.
 - f. CS will coordinate a meeting with Robert Ferrara and KC. CS will report to the Board when the loan money will be placed in the WHQ Avidian account.

- g. Current timeline projects Adamo mobilizing on site and starting tree and vegetation removals and possibly demolition by the end of 2022. Demolition and construction should take five months weather permitting.

3. Pool

- a. Electrical system must be upgraded to allow the pool's heating system to work efficiently.
- b. Electricians that have looked at the system have said that a new conduit needs to be run, entailing a large expense (digging up part of the roadway).
- c. **KC will confer with a licensed electrician to discuss reusing the same embedded conduit run and pull a new feeder as an alternate solution.**

4. General Issues

- a. The new budget was passed by the Board.
- b. WHQ bylaws are in need of updating; JB will chair a committee composed of some board members and other homeowners to review and update the Bylaws.

Next Board Meeting
Wednesday, November 16, 2022
7 p.m.

