

Minutes
WHQ Monthly Board Meeting
June 29, 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 will be highlighted

1. The May Board Meeting minutes have already been approved and have been posted on the WHQ website.
2. Financials
 - A. Cash balance is \$23,444.19
 - B. Reserve account is \$119,242.17
 - C. The balances on both current cash and reserves are up, due to the increase in monthly fees.
 - D. TP will continue to reach out to David Aziz for additional payments relating to Unit 21.
3. Unit Holder Issues
 - A. Brett (BWG construction) will begin work on Thursday, June 30 for needed masonry repairs to Units 1, 2, 8, 12, and 18.
4. Landscaper
 - A. Civitano will no longer work on the property as of July 31, 2022.
 - B. PF and TP are seeking proposals from other landscapers for a contract to include snow removal as well as lawn maintenance.**
5. Capital Project
 - A. A special homeowners meeting on July 6, 7:30 pm zoom meeting will be held to vote to authorize WHQ to bind the financing for a loan from Avidian Bank.

B. Homeowners have already authorized the Capital Project during Annual Meeting 2018

C. Adamo Construction and Brooker Engineering have refiled their documents with the town of Dobbs Ferry and are awaiting approval for Phase 1 signoffs.

D. An approval from the Township is required for the reconstruction and restoration of several walls. A design submission will be made to the AHRB by a registered Architect.

E. The board has solicited a proposal for architectural services from Stephen Tilly Architects.

F. Homeowners will be alerted that during the Capital Project construction, there will be parking disruptions as well as removal of the trees that currently lean up against the wall.

G. New landscaping and a new road surface are Part III of the Capital Project.

July Board Meeting

July 21

7 p.m.