

WHQ Monthly Board Meeting
January 16, 2024
7:30 pm

Attendees:

Jason (JG)
Phyllis (PF)
Jon (JB)
Greg (GN)
Len (LC)
Carlos (CP)
Elizabeth (ES)
Belinda (B)
Ken (KC)

Not in Attendance:

1. Approval of Board Minutes:

a. November Meeting Minutes - Approved

2. Financial:

a. Cash Balances -

b. Arrears

- Other items

- waiting for money for unit 21 to be moved into appropriate bank account - **Action**
 - ES to reach out to dawn to facilitate movement
- Ferrara has passed on invoices from 2021 for storm cleanup - awaiting answers from Ferrara mgmt - **action** ES to speak with Robert Ferrara to better understand how the invoices are derived

3. Legal:

4. Owner / Resident Issues:

a. None at this time

5. Open Items:

a. Update on the CIP.

- Belinda Update

- Shrubs were removed
- Adamo has received the permit on 1/16/2024
- Starting in phases - will commence just north of the exit of the property - working in length of 50 feet
- Working on getting pricing on sidewalk and a few other items in the next few weeks

- Tilly has been working on facade drawings for individual units and will provide their review - target is February
 - Prior to closing any lanes, Adamo needs to provide DOT 7 days notice
- b. What to do about the pool? Awaiting from approval from the County to replace equipment - to be discussed at a later date once we receive the word from the County.
Decision - Board authorizes Tilly to do ~0.5 days worth of work reviewing the pool house structure to determine what upgrades are needed
- c. SavATree Contract – Signed and the vote should go on record.
- d. Conflict of Interest
6. Any New Business

Next Meeting Date: February 20, 2024
Next Annual Meeting: October 28, 2024