

WHQ Monthly Board Meeting
June 18th, 2024
7:30 pm

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

Not in Attendance: Len (LC)

1. Pool Updates / CIP related to Pool House

- Action to connect with Eve the engineer to

2. Capital Improvement

Perimeter Wall

- 6 weeks until the concrete portion is finished
- Bricks will be delivered week of 6/24
 - Can start bricking immediately

Irrigation pipe

- At the moment, Adamo has cut some of the irrigation lines, but they are not yet capped
- Action - Plitnick and Adamo need to be onsite simultaneously to coordinate where the system needs to be capped. ES to organize

Interior Wall

- Still awaiting a breakdown of pricing from Adamo, which has still not arrived.
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- Received a bid from Adamo for drainage and interior wall near tennis court and sewage line in backyard. Will need 30 days to level bids.
- Adamo finished concrete on south wall - making progress as expected.
- The Project Manager/Owner's Rep reported that we should not have any problem reaching 75% draw down on the Avidia loan by the deadline in September.

Probing work for Facade

- Ken and Belinda to finalize facade inspection cost
 - Board has authorized Ken up to \$50k to spend on facade probe inspection

3. Financials

- Board has discussed an increased to common charges, based on pro-forma budget

4. May minutes have been adopted 6-0

5. Pool Reclamation - Four Seasons has come to dry out pool house. Awaiting expenses to determine filing an insurance claim
6. Gutter cleaning - scheduled
7. Perimeter fence

Next Meeting Date: July 16th, 2024
Next Annual Meeting: October 28, 2024