

WHQ Monthly Board Meeting  
July 16th, 2024  
7:30 pm

Attendees:

Jason (JG)  
Phyllis (PF) (with proxy for GN)  
Len (LC)  
Carlos (CP)  
Jon (JB)  
Elizabeth (ES)  
Belinda (B)  
Dale (DG) (as non-voting participant)

Not in Attendance:

Greg (GN)  
Ken (KC)

1. Approval of Board Minutes:

a. June Meeting Minutes – Approved

2. Capital Improvement – presentation from Belinda:

- a. Wall concrete is expected to be completed by the end of July. Brick work to be completed in first 7-10 days of August. Drainage and interior wall to be started as soon as concrete is completed. Both will be completed and billed by the end of September.
- b. Adamo informed of urgency to complete and bill for walls and drainage by September deadline to draw down 75% of loan.
- c. Pool house fortification is delayed but still expected to be completed in time for 2025 pool season.
- i. Brooker to do floodplain study to determine why pool house is getting flooded and is working on short term remediation and long-term protection, including working with State Parks Department, who said they would clean out culvert.
1. Dale: Need to reach out to County and Paul Feiner's office to start advocating for remediation and potentially financial support for the damages incurred.
- a. DG and GN to strategize.
- ii. Vote to approve Brooker flood plain study proposal (\$14K) – Failed.
- iii. Vote to approve Brooker to develop a short-term plan to protect pool house until flood plain study and necessary remediation work can be completed: (\$6K) – approved by vote of 6-0.
- iv. Board approved by 6-0 vote to approach Angel about securing front and back pool doors in a temporary fashion until Brooker temporary solution is designed and implemented.
- d. Façade probing to begin on July 29 and cost \$38K. Will take a couple of weeks.

3. Pool equipment upgrade:

a. Permit to replace pool equipment expected from DoH in next two weeks.

b. JG to connect Belinda and Lippolis to renew talks about electrical upgrade for pool house in time for the 2025-pool season.

4. 2024/25 Budget: Board reviewed draft prepared by CP and will vote to adopt budget at August 20 Board meeting.

5. Gate to Aqueduct Trail – Board is looking into the feasibility of putting a gate to the Aqueduct Trail in the back garden so that all residents have easy access to the trail.

Next Meeting Date: August 20, 2024 at 7:30pm  
Next Annual Meeting: October 28, 2024 at 7:00pm