Washington Park Board of Trustees

April 27, 2020

Called to order at 6:00 pm via Zoom due to Covid-19

Present: Gil Major, Rhonda Fisher, Lisa Arsenault, Barry Mahoney, Barry Kaplan, Jeanne O’Connor, Ivy Rabinowitz and Chris Collins (BRIGS)

Quorum established

1. Secretary’s Minutes – approved as written – **MSA**
2. Treasurer’s Report – Chris Collins (BRIGS)
3. Total Operating Cash - $94,244.64
4. Total Reserve Cash - $404,203.85
5. National Cooperative Bank CD - $100,400.00 will remain with NCB. Will know renewal rate by the end of April
6. Income – storage fee should be listed as Storage Fee
7. Rental unit and Move In/Move Out – post as income
8. Current Accounts Payable – reviewed
9. Management Report – Chris Collins (BRIGS)
10. Deck Project is progressing. Patio blocks are not a match and will be replaced with correct stone pavers.
11. Final cost issue – the all-in total on the completion of 30 decks by Landmark was contracted at $950,000.00. With additional costs, the final total was renegotiated by BRIGS in the amount of $951,080. Motion made to approve the absolute final amount of $951,080.00 to end and finish the deck project by Landmark in all 10 buildings (30 decks). Vote – 5 Trustees YES and 2 Trustees NO. The motion passed by majority – **MSA**
12. Violations and Fines – reviewed
13. Landscaping – Wildwood will work on the shrub and bush replacement project over the next couple of weeks. Cleanup of branches behind 90B and around the property as needed.
14. Concrete slabs – Buildings 247 (Andover) and 257 (Concord) need repair or replacement. Bids were reviewed. Trustees agreed to postpone for the time being. Bids will be kept on file for future reference. Chris will ask Wildwood to look at 60 and 30 patios and will ask for a proposal. Chris will also ask about picking from the list of work proposed for the concrete slabs.
15. Columbia Gas Claim – Attorney Perkins suggested waiting 60 days beyond the March 27,

2020 deadline. Need to get an answer on status of original claim and not the class action suit as that is a separate issue.

1. Pool and Tennis Court – staying closed until further notice
2. Open Discussion
3. Parking at Exeter circle (south side of the property) – fire lane clearance an issue where the road narrows. Possibilities addressed.
4. Annual Meeting – holding off until further notice
5. Laundry room at 90 needs to be cleaned – Chris will ask Champion
6. Orientations – none during Covid-19 shutdown. Possible option of doing Zoom for orientations discussed.
7. Rules and Regulations are signed – Attorney Perkins will register
8. March financials – revenues not showing – Chris Collins will talk with BRIGS accounting group.
9. Faucets – Joe Murphy will be asked to take care of getting the outside faucets on for the summer season
10. Executive Session

Adjourned at 8:00 pm

Next Board Meeting: Tuesday, May 26, 2020 due to Memorial Day

Respectfully submitted,

Lisa Arsenault

Secretary

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