Washington Park Board of Trustees

February 22, 2021

Called to order at 6:00 pm

Zoom meeting due to Covid-19

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

Quorum established

1. Secretary’s Report – accepted as written – **MSA**
2. Treasurer’s Report – Chris Collins (BRIGS
3. Year-end December 31, 2020 as follows:

$108,268.43 – Operating

$456,777.29 – Reserves

NCB CD renewal is due in March. Chris Collins has asked for % rates.

1. Statement of Revenues and Expenses

Rental question – reverse amount to $1400

Flood Insurance increase – should be reflected on year-end statement

Water and Sewer – over budget by $11,243.21. More residents are at home. Need to be prepared for that when budgeting

Accounts Payable - $16,790.37 plus pipe break

1. Management Report – Chris Collins (BRIGS)
2. Columbia Gas Claim – in contact with Emily at Columbia Gas claim office. In process and we should hear within 30-45 days. Claim has not been denied and is still active.
3. Pipe break – invoice from Wildwood is $7,299.97. Gil suggested that this should be taken out of Reserves. No vote needed.
4. Resident Forms for vehicle information – drop off to unit doors resulted in more than 50 submitted in the last two weeks. More than 70 forms in total thus far. Data being compiled by Chris Collins (BRIGS).
5. Ice Dams – 247 #7 (Andover House) has water damage due to buildup on #11 balcony/gutter. Will be addressed immediately.
6. Pool – opening discussed. Chris Collins (BRIGS) will tell pool contractor to hold off on ordering supplies until after further discussion at April Board Meeting.
7. Joe’s Projects – mostly inside work during cold weather months. Will check downspouts/trays around the property as they often shift during rainfall.
8. Spreadsheet – Reserve Study 2021 items reviewed for determination by March/April on whether to push out to future years.
9. Parking Plan – Chris Collins (BRIGS) spoke with Dave Shaw (Wildwood). Price per square foot for each space would be $5.00 or $800 per space (9x18 ft). Working meeting to be planned to go over possible added spaces, design and next steps.
10. Open Discussion
11. Dumpster area fence doors are broken – new latch is needed. Joe will address and remedy.
12. Door closing issues at #30B,# 20C and #50C. All doors to be checked for proper closures.
13. Update on orientations needed.
14. Water spigots – pipe break at #70 required spigot/faucet to be used. #20 wasn’t shut off in the Fall. Joe shut it off.
15. Executive Session

Next Board Meeting: March 22, 2021 via Zoom

Adjourned at 8:20 pm

Respectfully submitted,

Lisa Arsenault

Secretary

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