Washington Park Board of Trustees

January 23, 2017

Called to order at 5:30 p.m. (early start due to snow storm)

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

Absent: Barry Mahoney

Owner guest: Daniella Roubicek (C#6)

1. Secretary’s Minutes – approved as written – **MSA**
2. Treasurer’s Report – Chris Collins (BRIGS)
3. CAB Operating - $35,463.17
4. Reserves at $285,669.66
5. Payables - $11,367.16
6. Budget variances – Electric is under budget at $-23,211, water/sewer $-15,222 and snow/ice $-39,586.
7. Continue funding reserves with no changes
8. Management Report – Chris Collins (BRIGS)
9. Concord House – expansion tank replacement approved at $5980 – Callahan to be scheduled. Callahan will replace the on-site tank per Board requirement.
10. Overflow parking – options including reservations for long-term parking will be considered after the conclusion of this winter. Discussion tabled for the 2017 snow season.
11. Entry doors – in process and continuing. Currently, there are 13 doors replaced and completed.
12. Boiler preventative maintenance – Callahan proposal at $6600. No change from 2016 to 2017. Proposal requested for scope of work by vendor David Murphy for comparison by next Board of Trustees meeting.
13. Paving – Franklin House has issue with puddling between Franklin and Groton. Nothing can be done now due to winter weather. Will review issue over next months. Paving project – begin considering options and cost including how to scheduled and spread out the project across the community.
14. Open Discussion
15. Owner guest – Daniella Roubicek addressed rusty water issue at Concord House. Owner informed of vote to replace the expansion tank immediately.
16. Brick steps outside of office – look into options including pre-cast set for safety. Proposals to be considered.
17. Laundry service – positive response by residents and in working with new vendor.
18. Move in/Move out – orientations to be scheduled for 7 units
19. Executive Session – Trustees only

Adjourned at 7:30 p.m.

Working meeting as needed on 2/13

Board of Trustees meeting: February 27, 2017 at 6:00 p.m.

Lisa Arsenault

Secretary

Washington Park Board of Trustees