Washington Park Board of Trustees

January 28, 2019

Called to order at 6:00 p.m.

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

Absent: Barry Mahoney, Barry Kaplan

Quorum established

1. Secretary’s Minutes – approved – **MSA**
2. Treasurer’s Report and Financials Review – Chris Collins (BRIGS)
3. $43,000.00 received from Columbia Gas as reimbursement of hot water heaters and other Phase 1 expenses – will be put back into Reserve Account. In addition to the $43,000.00, the amount of $71,936.54 to be removed from Operating and into the Reserve Account as a contribution for a total of $114,936.54 into the Reserve Account.
4. Reserve Study – wooden decks are an immediate need in 2019 and not 2022 as planned. Work to be planned.
5. Management Report
6. Gas Emergency Claim – next phase of reimbursement has been estimated at $10,911.00 without including paving and landscaping. Current claims adjuster is finished on this claim on February 1 and we need to be assigned a new Property Damage Assessor before agreeing to the final settlement claim. We will get bids to compare all items estimated by Worley (Columbia Gas) including construction items in laundry rooms related to boiler replacements and cleanup (Champion). Calculations will also be done on condo fees for time without heat and hot water including rental unit. To be reported at February Board Meeting.
7. Boilers – new boilers were installed in all buildings after the Columbia Gas emergency. Heating issues are being experienced in buildings as well as hot water since the replacement. Question on the set temperature of new boilers and fine tuning of the new equipment is being addressed on each boiler in every building to ensure that every unit is receiving proper heat and hot water.
8. Storage Bins – invoices sent and due February 1, 2019 for full year of bin rental.
9. Snow Policy – recent storm issues discussed including the usage of long-term spaces.
10. Painting – reviewed proposal by Arch Painting. BRIGS will confirm which hallways are complete and which entry hallways need to be renovated and completed.
11. Open Discussion
12. Rules and Regulations – BRIGS will invite Attorney Perkins to attend an upcoming Board Meeting.
13. Landscaping needs at Pool House and at 259 North Main to be planned and addressed at upcoming Board Meeting.
14. Executive Session

Next Board Meeting: February 25, 2019

Working Meeting: February 11, 2019 or as needed

Respectfully submitted,

Lisa Arsenault

Secretary

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