Washington Park Board of Trustees

July 27, 2020

Called to order at 6:00 p.m. via Zoom due to Covid-19 and social distancing

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

Owner guest scheduled for 6:30-6:45 - withdrawn prior to meeting time

Quorum established

1. Secretary’s Report – approved as written – **MSA**

Special Meeting Minutes on pool opening – approved as written -**MSA**

1. Treasurer’s Report – Chris Collins (BRIGS)
2. Phone/virtual meeting with BRIGS Accounting/Ines Smith to address questions on-line items remaining on monthly reports. Gil Major will be on the call when scheduled.
3. Operating at $115,157.34
4. Reserves at $438,499.14
5. Two payables to Casella and Champion at $2,997.04 as of this date
6. Management Report – Chris Collins (BRIGS)
7. Owner guest declined to attend – response to issue to be provided by Attorney Perkins on behalf of the Washington Park Association.
8. Deck project – final invoice received – total cost of project is $951,000.00
9. Insurance – Master Policy and Flood Insurance Policy

. Master Policy (General Liability) – need guaranteed updated replacement costs per building as indicated – **MSA**

. Flood Insurance – expiration date is 8/6/2020 for renewal. HUB will research replacement cost estimator – all but 3 buildings will increase building coverage. No vote until we see if other options are available. Flood Insurance is not coverage that can be shopped. Need new certificates per building to be posted on the website as needed as soon as available.

1. Paving – will be done 8/6 and 8/7. Owners/residents will be notified to move vehicles as needed per the work schedule. North and south sides will be done consecutively and will be based on weather.
2. Work projects - Joe Murphy is working on the light issue in the Dover courtyard and on the porch stairs replacement at 259 North Main.
3. Fines and violations – to be reviewed. July report is pending and will be sent for review. The Vantaca system tracks repeat offenders and units that are repeat offenders of the posted rules are noted and recorded.
4. Mailbox update – spot checking changes and will be reported and noted in each building
5. Geese control – owner issue raised regarding geese on the property. Discussion by the Board of Trustees resulted in the decision that no action will be taken based on the history of the issue.
6. Open Discussion
7. Pool contract – question about any refund based on the decision to not open the pool for 2020 and making sure the pool is at a proper water level during this time and safe.
8. Pool decision reported to all owners on July 7, 2020
9. Vantaca message reply question – working with Vantaca on changes to the platform for monitoring responses from sent messages.
10. Water tank – Building #90 – Brothers Mechanical estimate to replace is $8,000.00 - **MSA**
11. Executive Session

Meeting adjourned at 7:45 p.m.

Board Meeting: August 24, 2020

Respectfully submitted,

Lisa Arsenault

Secretary

Washington Park Board of Trustees