Washington Park Board of Trustees

June 22, 2015

Called to order at 6:00 p.m.

Present: Barry Mahoney, Gil Major, Barry Kaplan, Ed Medeiros, Rhonda Fisher, Lisa Arsenault, Jeanne O’Connor and Dana Isaacson (GBP)

Quorum established and confirmed

1. Guest Trustee candidate not present – Barry Mahoney appointed through September 2015. Candidate will contact Greater Boston Properties for trustee position.
2. Trustee and Officers – 2015-2016
3. Gil Major – President
4. Rhonda Fisher – Vice President
5. Lisa Arsenault – Secretary
6. Ed Medeiros – Treasurer
7. Barry Kaplan – Trustee and Webmaster
8. Jeanne O’Connor – Trustee
9. J. Barry Mahoney – Trustee
10. Secretary’s Minutes – accepted as written – **MSA**
11. Financials – Ed Medeiros – Treasurer
    1. Inventory items discussed for plumbing/heating – Callahan Plumbing/Heating
    2. CD – Motion made to not renew $50,000 and keep as cash in Reserves – **MSA**
    3. Assessment Letter reviewed – approved at $32,000 as written per unit percentage due September 2015 and sent July 2015 – **MSA**
12. Management Report – Dana Isaacson (GBP)
13. Continental Pools – on site today 6/22, regarding pool railing and replacement – proposed cost of $200.00 and existing holes will be filled flush with surface.
14. Fencing section between the tennis court and the pool house – Carli Fence will add section for safety as proposed and approved.
15. Verizon FiOS proposal – three colors for wiring covers offered. Trustee concern is architectural integrity and appearance on building exteriors. Management oversight fee is $15.00 per door if Verizon project is approved. Gil Major (President) will meet with Verizon representative regarding specifics on design on inside and outside of buildings. Discussion remains based on giving owners and residents options and choices while considering cost to the association.
16. Boiler compliance – completed. Warranty tank – credit received
17. Franklin House – furnace room leak to be repaired. Callahan will need to report on stored tanks (3).
18. Master Flood Insurance renewal – due on August 6, 2015. Building coverage forms will be posted for unit owners.
19. Landscaping – inventory will be taken on storm and snow damaged plantings. Designer and Wildwood will be asked for a list of replacement options and plant timing as well as needed trimmings. Hoses will be returned to owners after off-season storage.
20. Door condition – GBP will take inventory of door conditions and will address as requested by the Trustees.
21. Open Discussion
22. Pot holes at both entrances and how to address with Town of Andover
23. Security cameras – return on investment and violations to date
24. Pool gate – closer needs to be checked
25. Executive Session

Working Meeting as needed: 7/6/2015

July Board Meeting: 7/27/15 at 6:00 p.m.

Respectfully submitted,

Lisa Arsenault

Secretary

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