Washington Park Board of Trustees

June 27, 2016

Called to order at 6:00PM

Present: Gil Major, Rhonda Fisher, Jeanne O’Connor, Barry Kaplan, Barry Mahoney, Ivy Rabinowitz, Dana Isaacson (GBP), Chris Collins (GBP)

Absent: Lisa Arsenault

Quorum established

Motion by Barry Mahoney to appoint Gil Major, Barry Kaplan and Ivy Rabinowitz for 3 year terms. Rhonda Fisher second the motion **MSA**

Election of officers: **MSA**

* President: Gil Major
* Vice President: Rhonda Fisher
* Secretary: Lisa Arsenault (pending acceptance) – accepted by vote on 7/25/16 and amended
* Treasurer: To be discussed

Secretary’s minutes approved for April 2016 and Annual Meeting May 2016 **MSA**

Treasurer’s Report by Dana Isaacson (GBP)

* Discussed AP invoices and budget variances on larger invoices

1. Legal invoices
2. Morisi & Oatway (legal fees for Pilera case)- $2548.84
3. Stanton & Co – 2015 CP Financial review - $3650.00

* For July meeting Dana and Chris will present a report to the board detailing budget variances so we will know where we are and what we can afford to spend for the rest of the budget year.

Management Report

* Annual meeting recap – Discussed changing meeting time to accommodate working owners and changing the month to possibly get more attendees
* Discussed the possibility of doing a push for proxy voting before the next annual meeting so we would be able to vote on certain changes that are needed. A high percentage of voters would be needed to make changes.
* Discussed the need for lounge chairs and tables at the pool. John to order fabric to fix the following:

1. 5 lounge chairs at $167.99 = $839.95
2. 7 arm chairs at $82.99 = $580.93
3. 2 new umbrellas
4. 1 new table

* Flood insurance renewal - Voted to keep flood insurance coverage the same as last year ($150,466) as we had previously upgraded the coverage on the buildings **MSA**
* CAU boiler inspection went OK. All boilers tagged with MA DPS#. All remote shutdown switches need to be outside of the cages and off the boilers. To be done in the 2017 budget before next inspection
* Laundry contract expires September 2016. MacGray to be sent a termination letter as they require a 30 day notice. Gil will get a quote from Automatic Laundry (ALS) and Dana/Chris will get quotes from others. Looking into getting card access also
* Roofs - Plymouth, Newton and Pool House to be done early fall
* Patios – Hamilton to be done July or August
* Picnic area – Party of 20 is requesting use of the area for July 17. Discussed having a liability insurance request form. Voted to have the party as is without a liability insurance form and it was a tied vote of 3-3. Then voted to have the requester get liability insurance and the vote was 5 for and 1 against. Dana to send email to requester that they need liability insurance in order to have the party. **MSA**
* Discussed Chris Collins taking over managing Washington Park from Dana Isaacson. Dana will send out an email to all
* Discussed Pool area fencing and asking Carli to do it right away. If not then we will go elsewhere.
* Carpet cleaning – All felt the carpets were OK and did not need cleaning. Chris will look at the front buildings. Since Newton is dirty after the hallway renovation, it was discussed to clean each after it is renovated.
* Discussed replacing outside doors as each hallway is renovated
* Discussed future use of Pilera for emergency use only and using paper notices for nonemergency things
* Landscaping – 2 trees in Dover courtyard are in need of replacement. Newton dead bushes need to be replaced. Chris will recommend what needs to be done after he talks with Dave from Wildwood.

Executive Session

Meeting adjourned at 8:30