Washington Park Board of Trustees

June 25, 2018

Called to order at 6:00 p.m.

Quorum established

Present: Gil Major, Rhonda Fisher, Barry Kaplan, Jeanne O’Connor, Ivy Rabinowitz

Guests in attendance: Tom Comparato (owner), Kai Zaing (owner), Daniella Roubicek (candidate), Lisa Arsenault (candidate), Barry Mahoney (candidate)

1. Nominations and vote for two (2) trustee positions for 3-year terms
2. Nominated as trustees for 3-year terms are - **MSA**
   1. Barry Mahoney – (May 2021)
   2. Lisa Arsenault – (May 2021)
3. Election of Officers - **MSA**

Gil Major – President

Rhonda Fisher – Vice President

Lisa Arsenault – Secretary

Barry Mahoney – Treasurer

Barry Kaplan – Trustee and Web Master

Jeanne O’Connor – Trustee

Ivy Rabinowitz – Trustee

1. Annual Meeting Minutes 2017 – approved as written – **MSA**
   1. To be posted as approved on the Washington Park Website
2. Secretary’s Minutes – April 2018 – approved as written – **MSA**
3. Treasurer’s Report – Gil Major
   1. Question on pool expenses – to be conveyed to BRIGS for clarification/correction
4. Executive Session – **MSA** to address owner concern
5. Returned to regular session and Management Report – **MSA**
   1. Paving proposal – GRP proposed $6565 for repair. After review of areas needing to be repaired, new proposal for $8065 to include roadway area in front of 247 North Main Street, 70 B-C and Building 90 sawcut repair. Board discussed proposals and options and voted to approve GRP $8065.00 – **MSA**
   2. Hallway renovations – Arch Painting to be asked for proposal to continue hallway renovations so that John McMullen will be available for on-site projects needed.
   3. Carpet cleaning – all hallway carpets (common areas) to be cleaned by Champion – to be scheduled.
   4. Pool update – water quality identified and resolved
   5. Trash issue – addressed based on on-going issues. Board of Trustees will address contract and next steps to resolve this service issue.
   6. Reserve Study - Noblin to review/update and to be scheduled
6. Open Discussion
   1. Guest – Tom Comparato addressed owner/renter issues including how to change condo documents regarding rentals at Washington Park. As our condo documents are currently written, 75% owner approval is required to make any changes to the Condominium Trust Document. Discussion on how to change based on new regulations discussed. To be researched and addressed further.
   2. Guest – Daniella Roubicek – property questions including new bushes to replace removed trees along 257 North Main Street as well as damaged bushes due to storms.
   3. Pool rules – to be distributed to all doors as a reminder of rules
   4. Fire extinguisher training – to be scheduled and announced
7. Executive Session – Trustees only

Adjourned at 8:00 p.m.

Board of Meeting: July 23, 2018

Working Meeting: July 16, 2018 or as scheduled

Lisa Arsenault

Secretary – Washington Park Board of Trustees