Washington Park Board of Trustees

November 20, 2023

Meeting called to order at 6:00 pm via Teams.

Present: Gil Major, Rhonda Fisher, Barry Mahoney, Barry Kaplan, Ivy Rabinowitz, Jeanne O’Connor, and Nikki Newell (BRIGS)

Quorum established.

1. The board tabled the vote for secretary and would like Brigs to write meeting minutes until a secretary is voted in.

2. Secretary’s Minutes – approved as written – MSA.

3. Financials – Nikki Newell (BRIGS) and Gil Major – as of 10/31/2023

 a. Operating - $47,523.05

 b. Reserves - $154,708.10

4. Management Report – Nikki Newell (BRIGS)

a. Management provided the board with a copy of Brigs Rental Lease. The board reviewed and did not vote to re-write the current lease.

b. 50-9 Handicap Placard – The board denied the HP spot for 50-9 as there are already unused HP spots at building 50-9.

c. Fire Alarm Inspection – Management scheduled Fire Alarm Inspection for December 7th – Communication was sent to the residents as well as notices posted.

 d. Gutter Cleaning – Gutter Cleaning was completed on 11/14.

 e. Building 30 Insurance Claim – The board reviewed the denial letter from the insurance. – A motion was made to consult the associations attorney for feedback – all were in favor. MSA

5. Open Discussion

 a. Balcony and Patio Assessments – Assessments will be done within the next few weeks and notices will be posted on doors for tenants.

 b. Parking Lot Project – Management will reach out to Bill A to find out what the next steps are.

6. Executive Session

Adjourned at 8:16 pm

Next Board Meeting: 1/22/2024 at 6:00 pm via Team

Respectfully submitted

Nikki Newell, Brigs LLC