Washington Park Board of Trustees

Oct. 28, 2024 via Teams

Present: Rhonda Fisher, Barry Mahoney, Jeanne O’Connor, Ivy Rabinowitz, Barry Kaplan, Stephanie Grimaldi, Susan Lanich and Nikki Newell.

Quorum established at 6:02

1. **New Board member appointment.**

A motion was made to appoint Susan Lanich as a Trustee to fill the vacancy of Gil Major that expires at the annual meeting 2025. MSA

1. **Secretary’s Report** –
   1. A motion was made to approve the Sept. board meeting minutes as written. - MSA
2. **Treasures Report** – Nikki Newell (Brigs)
3. Current financials (budget, income, expenses) were briefly reviewed with no significant issues. Operating cash $85,626.87 Reserve cash $146,328.88
4. 2025 Budget was reviewed with a 9% increase in condo fees. MSA
5. Strongroom overview: Software that Brigs uses to access invoices. Nikki will send links to Susan, Jeanne, and Ivy for access. There are tutorials on the web site for instructions.
6. **Management Report**
7. 259 Rental Unit.Scott Wolf willmeet with Trustees latertodiscuss the rent and occupancy
8. Common area lighting.Only 1 lamp needs to be fixed byNational Grid.
9. Long Term Parking Area**.**  Theneed for the long-term parking area was discussed. A motion was made to eliminate it. The motion did not pass by a vote of 3 no, 2 yes, 1 abstain and 1 no vote.
10. Vantaga software. Nikki will meet with Ericto discussgetting the work order system into Vantaga.
11. Speed bumpremoval will be done prior to the first snow.
12. **Open Discussion**
13. Towing Issues: Towing is no longer possible as Elm St will not tow, and Nikki has not been able to find another company. Discussed requiring all residents to register their cars or incur a $100 fine. –
14. Parking Plan Update:No new information from the botanist. Barry will follow up with the engineer.
15. New tenant Orientations: Nikki will do the 2nd Wed. of each month at noon via Teams/Zoom
16. **Executive session:** reviewed violation and aging report.
17. Open Board Meeting Adjourned at 8:02 PM
18. Executive Session Adjourned at 8:14PM
19. Next Board meeting to be on November 25, 2024

Respectively submitted.

J. Barry Mahoney, Secretary