

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: May 5, 2016

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on May 5, 2016 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

ATTENDING: Dianna Lysak, President; Eric Boisvert, Vice President; Rich Lindblom, Treasurer; Beth Grabowicz, Secretary; Nancy Cooper, Director and Mark A. Kubera, Residential Manager.

Attorney Franklin Pilicy

BOARD MEETING CALLED TO ORDER:

- The meeting was called to order at 6:00 p.m.

ADOPTION OF LAST MINUTES:

- April 7, 2016 Board meeting minutes were deferred. A motion was made by Beth Grabowicz and seconded by Dianna Lysak. All Board members voted in favor.

PUBLIC SPEAK TIME:

- No unit owners present for tonight's meeting.

EXECUTIVE SESSION:

- The Board meeting went into Executive Session from 6:02pm to 7:10pm. Attorney Franklin Pilicy left the meeting at 7:10 pm.

FINANCIAL REPORT:

- The April 30, 2016 financial report was addressed and approved. A motion was made by Eric Boisvert and seconded by Beth Grabowicz. All Board members voted in favor.

ACCOUNT BALANCES AS OF 5.5.16:

First National Bank of Suffield Operating Acct	\$ 43,256.94
WLFED CU – OPER Cash	\$ 25.00
WLFUCU 18M CD .50% 3.10.17	\$ 26,788.43
Nuvo Bank & Trust Savings	\$ 43,117.68
Nuvo Bank & Trust Savings	\$ 43,296.14
First National Bank of Suffield (Siding Sweep)	\$ 26,336.85
First National Bank of Suffield MM	\$ 44,394.76
TOTAL	\$ 227,215.80

COLLECTIONS:

There are currently no unit owners in collection; this is per Mark Kubera, Residential Management, LLC.

OLD BUSINESS:

- Pot holes were recently addressed at the start of Meadow Lane and north of Mallard Court entrance. Dick's Bull Dozing was in the vicinity with paving material and priced slightly lower than Derek and Company. Five thousand dollars had been delegated for repairs in our 2016 Annual Budget.
- David DuBaldo from DuBaldo Security Systems states that his company cannot be held responsible for telephone issues beyond their control. There was no malfunction of equipment. The Woodlands will be responsible for the excessive phone charges. A solution offered is for our Association to switch over to cellular from the landline. Mark Kubera to explore this option further and obtain greater information for the Board to consider. Mark will also look into other alarm companies as well.
- Discussion of soft washing the buildings was readdressed. Review and discussion of two bids occurred. Dianna Lysak expressed her concerns. A motion was made by Eric Boisvert and seconded by Nancy Cooper to go with Fresh Look Paint's bid. Eric Boisvert, Nancy Cooper, Rich Lindblom, Beth Grabowicz and Dianna Lysak voted for the measure.
- Unit # 56 is still experiencing water in the anterior portion of her basement. Owner to be contacted and advised to call Residential each time it occurs. To date, the drainage pipes in the rear of the Building #5 has not been flushed out. Beth Grabowicz to contact unit owner.
- A punch list has been created from the April 9, 2016 walk about. Per Mark Kubera, directive for specified repairs needs to be established by the board.
- Bill Guzie of Bill's Landscaping will address a splash guard mock up for Board Members along the eastern exposure of unit #25. It is the Board's attempt to complete this remaining task from the siding project three years ago. Labor expense will be at no charge to our Association. Material costs will come from our operating account; with Board approval in the near future.
- Outstanding Trades Payable readdressed today; possible payment will be revisited and determined at the June 2, 2016 Board meeting.
- Our Association siding loan will not be paid off in full at the end of its fifteen year term. Discussion occurred again in making a payment towards the principal of the siding loan and then re-amortized the loan. Possible payment on the principal will be readdressed at the June 2, 2016 Board meeting; along with re-amortization of the loan (which is allowed annually at no charge).

NEW BUSINESS:

- Annual fee of \$34.99 for Association website discussed. Chuck Lindblom, nephew of Rich Lindblom oversees the fundamentals of our Association's website Dianna Lysak made the motion to accept and Eric Boisvert seconded it. Beth Grabowicz, Nancy Cooper, Eric Boisvert and Dianna Lysak voted in favor. Rich Lindblom abstained.
- A unit owner is looking into replacing their windows. Our Association guidelines clearly state that any replacement must be 'like and kind'. The new windows must appear the same as the original windows: same size, color, type and style.

The next Executive Board of Directors monthly meeting will be held on Thursday, June 2, 2016 at 6:00 p.m.
Location: Residential Management Corporation, 110 Mountain Road, Suffield, CT.

The meeting adjourned at 8:34 p.m.

Elizabeth A. Grabowicz

2016 Woodlands Association of Windsor Locks Secretary