

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: November 3, 2016

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on November 3, 2016 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

**ATTENDING:** Dianna Lysak, President; Eric Boisvert, Vice President; Rich Lindblom, Treasurer; Nancy Cooper, Secretary and Mark Kubera, Residential Management Corporation. Beth Grabowicz, Director arrived at 6:20.

**CALL BOARD MEETING TO ORDER:**

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

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve October 6, 2016 minutes. Dianna Lysak moved to approve the minutes. Rich Lindblom seconded. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

- No unit owners were in attendance.
- George Roberts from All American Waste (AAW) attended the meeting. He is the Director of Municipal Contracts for AAW. He was in attendance because the First Selectman of Windsor Locks, Chris Kervick, had written AAW regarding the property damage to the Woodlands. Mr. Roberts stated that the contract with the town of Windsor Locks called for curbside collection. He believes the Woodlands should comply with curbside collection. The board expressed concern with placing garbage cans in Meadow Lane. It would be difficult for some residents and could interfere with emergency vehicles accessing Meadow Lane. After further discussion, Mr. Roberts said that garbage cans should be a minimum of 3 feet from the garage door. Currently, AAW has a 5 year contract with Windsor Locks, which began 1/1/2015. Mr. Roberts stated he would meet with Mr. Kervick following this meeting.

After Mr. Roberts left the meeting, Mark Kubera suggested a meeting between Chris Kervick and the board. Eric Boisvert suggested painting a line in front of the garages to show where garbage cans should be lined up. Eric Boisvert will call Chris Kervick to update him on the meeting with George Roberts.

**FINANCIAL REPORTS:**

- The October 31, 2016 financials were discussed. Beth Grabowicz moved to approve the financials and was seconded by Eric Boisvert. The financials were approved unanimously.

**ACCOUNT BALANCES AS OF 11/3/2016:**

First National Bank of Suffield Operating a/c	\$ 15,239.55
First National Siding Sweep	\$ 17,146.60
WLFED CU- OPER Cash	\$ 25.00
WLFCU 18M .50% CD 3/10/2017	\$ 26,855.66
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 86,535.07
First National Bank of Suffield MM/Reserve	\$ 81,481.93

<b>TOTAL</b>
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<b>\$ 227,283.81</b>
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**COLLECTIONS:**

- There are two units currently in collections; this is per Mark Kubera, Residential Management LLC.

**OLD BUSINESS:**

Cindy Robbins, unit 74, questioned gas meter exchange. Mark Kubera responded to her inquiries.

Unit 4 received permission and installed a handicap ramp.

HUD took over unit 46 and sold it. It appears the new owner paid the outstanding late fee that HUD would not pay. Mark Kubera will verify this.

The mailbox for unit 8 was replaced.

The board had previously moved to adopt the 2017 budget as presented. Rich Lindblom was asked to review said budget. After doing so, Rich Lindblom moved to adopt the 2017 Operating Budget. Dianna Lysak seconded. The budget was approved unanimously.

**NEW BUSINESS:**

A bid was received from the Gutter Kings for \$2,185. Last year, Bill's Landscaping charged about \$1,300, but the work was done from the ground and did not include down spouts.

Mark Kubera said he had 2 contractors look at the drainage problems for units 2, 4, 6, 26, and 38-52; Derek & Sons and Dick's Bulldozing. The board reviewed the bids. Rich Lindblom moved to accept Dick's Bulldozing bid for \$5,400 (untaxed). Nancy Cooper seconded. Rich Lindblom, Dianna Lysak, Eric Bloisvert and Nancy Cooper voted in favor. Beth Grabowicz abstained.

A motion was made by Rich Lindblom to accept the Gutter King's bid of \$2,185. It was seconded by Nancy Cooper. The bid was approved unanimously.

The annual unit owner meeting will be held December 1, 2016 at the Senior Center in Windsor Locks. The Board of Directors will meet at 6pm and the unit owner meeting will begin at 6:30. We have 3 board positions open. Dianna Lysak, Rich Lindblom and Beth Grabowicz all stated they are running for re-election.

At 7:52 pm, a motion to adjourn the Board Meeting was made by Nancy Cooper and seconded by Eric Boisvert. The vote to adjourn was unanimous.

*Nancy Cooper*

2016 Woodlands Association of Windsor Locks, Secretary