

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: November 2, 2017

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on November 2, 2017 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

**ATTENDING:** Dianna Lysak, President, Rich Lindblom, Treasurer, Judy Chapman, Director, Nancy Cooper, Secretary, and Mark Kubera, Residential Management Corporation. Absent: Eric Boisvert, Vice President.

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:02 p.m

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the October 5, 2017 minutes. Rich Lindblom moved to approve the minutes. Nancy Cooper seconded. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

- There were no unit owners present for public speak time.

**FINANCIAL REPORTS:**

- The October 31, 2017 financials were discussed. Nancy Cooper moved to approve the October financials. Judy Chapman seconded. The October financials were approved unanimously.

**ACCOUNT BALANCES AS OF 10/31/2017:**

First National Bank of Suffield Operating a/c	\$ 17,757.99
First National Siding Sweep	\$ 19,861.43
WLFED CU- OPER Cash	\$ 0
WLFUCU 18M .50% CD 5/10/2018	\$ 27,141.40
Windsor Fed 14MO CD 11/6/2017 1.51%	\$ 87,837.55
First National Bank of Suffield MM/Reserve	\$ 13,278.61
<b>TOTAL</b>	<b>\$ 165,876.98</b>

**COLLECTIONS:**

- There are two units currently in collections per Mark Kubera, Residential Management, LLC. One unit will be sent a 10 day demand notice.

**OLD BUSINESS:**

- There was discussion on requiring the painting of the pipe installed for radon mitigation on Unit 5.

**NEW BUSINESS:**

- Unit 56 has water in the basement. Harry from Dick's Bulldozing was asked to look at the unit.

- FHA recertification is coming up. It needs to be done every 2 years and will expire at the end of March 2018. It takes about 3 months for the recertification and costs \$675. Judy Chapman made the motion to get recertified. Dianna Lysak seconded the motion. It passed unanimously.
- Dick's Bulldozing quoted \$850 to install a single speed bump or \$1,500 for two. Speed bumps cannot be installed until the current pavement sets.

The next meeting will be the Annual Unit Owners meeting on Thursday, December 7, 2017 at the Windsor Locks Public Library, Windsor Locks, CT at 7pm. The board will meet at 6pm.

At 6:42 pm, a motion to adjourn the Board Meeting was made by Nancy Cooper and seconded Dianna Lysak. The vote to adjourn was unanimous.

*Nancy Cooper*

2017 Woodlands Association of Windsor Locks, Secretary