

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: October 3, 2018

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on October 3, 2018 at Rich Lindblom's residence, 31 Pheasant Court, Windsor Locks, CT at 5:30 pm.

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

CALL BOARD MEETING TO ORDER:

- The meeting was called to order at 6:10 p.m. after the board walked the complex to inspect decks.

ADOPTION OF LAST MINUTES:

- The Board voted to approve the September 6, 2018 Board Meeting minutes. Rich Lindblom moved to approve the minutes and Eric Boisvert seconded the motion. The minutes were approved unanimously.

PUBLIC SPEAK TIME:

- None

FINANCIAL REPORTS:

- The September 30, 2018 financials were discussed. Eric Boisvert moved to approve the September financials and Judy Chapman seconded the motion. The September financials were approved unanimously.

ACCOUNT BALANCES AS OF 10/03/2018:

First National Bank of Suffield Operating a/c	\$ 29,168.49
First National Siding Sweep	\$ 15664.78
First National Bank of Suffield MM/Reserve	\$ 121,133.32
TOTAL	\$ 165,966.59

COLLECTIONS:

- There are two units currently in collections per Mark Kubera, Residential Management Corporation.

OLD BUSINESS:

- Unit #40 notified Residential Management that work was in progress for the deck repair.
- Unit #73 reported bees on the back deck. Unit owner used their bug spray but it didn't work. A work order was opened to have pest control go to the unit.
- Unit #61 notified Residential Management about a gutter leak in the lower front level their unit and the second level of the back of the unit. A work order was issued for the inspection/repair of the gutters. Unit Owner also reported a sink hole in front of his unit. Residential management contacted drainage contractor to inspect the sink hole.

- The board reviewed a proposal from Evergreen Tree Service to take down and remove 10 dead trees on property line between the Woodlands and Chapman Chase. The cost to take the trees down and remove all debris was \$6975.00 and the cost to take the trees and leave cut trees and the debris was \$4125.00. A motion was made by Rich Lindblom to accept the bid of \$6975.00 and Eric Boisvert seconded the motion. The motion was approved unanimously.
- A follow up deck inspection was done by the board and Residential Management. A follow up letter will be sent to any units not in compliance.

NEW BUSINESS:

- Eric Boisvert will call to reserve the WL Library for the December Annual Meeting.
- The make and model for the replacement outdoor lighting fixtures will be put on the Woodlands website and in the newsletter.
- Gary Moreno of CT Lawn Care LLC was present to discuss lawn contract. Gary Moreno and Diana Lysak signed a two year contract.

The next meeting will be Thursday, November 1, 2018 at Residential Management Corporation, 110 Mountain Road, Suffield, CT at 6:00 PM.

At 7:44 pm, a motion to adjourn the Board Meeting was made by Rich Lindblom and seconded by Eric Boisvert. The vote to adjourn was approved unanimously.

Judy Chapman

2018 Woodlands Association of Windsor Locks, Secretary