

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: November 1, 2018

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on November 1, 2018 at Residential Management Corporation, 110 Mountain Road, Suffield, CT.

**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 5:59 p.m.

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the October 3, 2018 Board Meeting minutes. Dianna Lysak moved to approve the minutes and Eric Boisvert seconded the motion. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

- The Grahams (unit 76) attended the meeting with Paul Seifert from DiGiorgi to request color approval for a trex deck they were planning to install. DiGiorgi brought color samples for the board to review. The Grahams was requesting approval for the color Spiced Rum.
- Sean Hickey (unit 73) attended the meeting to request permission to install a white slider. The board reviewed in Executive Session and the decision to approve the request was communicated to the unit owner.

**BOARD WENT INTO EXECUTIVE SESSION:**

- Executive Session started at 6:39 p.m.
- Executive Session ended at 7:12 p.m.

**ADOPTION OF PROPOSED 2019 BUDGET:**

- The Board voted to approve the proposed 2019 Budget with a \$15.00 increase. Rich Lindblom moved to approve the budget and Diana Lysak seconded the motion. The budget was approved - 3 in favor, 1 not in favor.

**FINANCIAL REPORTS:**

- The October 31, 2018 financials were discussed. Rich Lindblom moved to approve the October financials and Judy Chapman seconded the motion. The October financials were approved unanimously.

**ACCOUNT BALANCES AS OF 11/01/2018:**

First National Bank of Suffield Operating a/c	\$ 25,637.69
First National Siding Sweep	\$ 14,815.93
First National Bank of Suffield MM/Reserve	\$ 126,095.10
<b>TOTAL</b>	<b>\$ 166,548.72</b>

### **COLLECTIONS:**

- There are four units currently in collections per Mark Kubera, Residential Management Corporation. Two units will be sent a 10 day demand notice.

### **OLD BUSINESS:**

- Blake Equipment reported a problem with the generator at the sub station. It is shutting down for being over temp. Antifreeze was added and it was down again after a short period of time. There may be an issue with the radiator.
- Unit #71 contacted Residential Management to find out how long the dumpster would be at the Woodlands. Residential Management gave a two week estimate for the dumpster to be full.
- Unit #74 notified Residential Management that they were having an ongoing issue with water in the basement. Residential management contacted the drainage contractor to inspect the basement issue. The contractor said they would need to add about 2 inches of fill at the back of the unit at of cost of \$350.00
- Unit # 31 notified Residential Management that the dumpster was full on October 18th.
- Unit # 31 requested a visitor parking permit. Residential Management issued the pass.

### **NEW BUSINESS:**

- The WL Library is all set for the December Annual Meeting.
- Rich Lindblom moved to approve the request by unit #73 to install a white slider. Eric Boisvert seconded the motion. The request was approved - 3 in favor, 1 not in favor.
- Diana Lysak moved to approve the request by unit #76 to install a Trex Deck with a Spiced Rum color. Judy Chapman seconded the motion. The request was approved unanimously.

The next meeting will be the Annual Unit Owners meeting on Thursday, December 6, 2018 at The Windsor Locks Public Library Windsor Locks, CT at 7:00 PM. The board will meet at 6:00 PM.

At 7:24 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded by Judy Chapman. The vote to adjourn was approved unanimously.

*Judy Chapman*

2018 Woodlands Association of Windsor Locks, Secretary