

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: December 6, 2018

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on December 6, 2018 at the Windsor Locks Public Library, Windsor Locks, 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 6:03 p.m.

ADOPTION OF LAST MINUTES:

- The Board voted to approve the November 1, 2018 minutes. Dianna Lysak moved to approve the minutes. Rich Lindblom seconded. The minutes were approved unanimously.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The November 30, 2018 financials were discussed. Eric Boisvert moved to approve the November financials. Rich Lindblom seconded. The November financials were approved unanimously.

ACCOUNT BALANCES AS OF 11/30/2018:

First National Bank of Suffield Operating a/c	\$ 10,999.96
First National Siding Sweep	\$ 25,011.40
First National Bank of Suffield MM/Reserve	\$ 131,060.17
TOTAL	\$ 167,071.53

COLLECTIONS:

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

OLD BUSINESS:

- Unit #70 reported that he has water in his basement. There was a drainage pipe blocked and multiple units in that building were affected. Rooter Express has resolved the blockage. Buildings in Dove, Partridge have had basement water issues related to pipe blockage. Status of basement water:
Units 51-61 – good
Units 66-76 – good
24 – good
63-73 – still have issues
- Blake believes the block heater in the generator may be going bad. The thermostat was replaced.
- Unit #59 reported that their insurance deductible should be received shortly.

NEW BUSINESS:

➤ None

The meeting was suspended at 6:25pm for the Annual Unit Owners meeting. The next board meeting will be on Thursday, January 3, 2018 at Residential Management Corporation, 110 Mountain Road, Suffield, CT at 6pm.

The meeting was resumed at 8:20pm.

Dianna Lysak was nominated as President - Rich Lindblom made the motion and Eric Boisvert seconded it. Passed 5-0

Eric Boisvert was nominated as Vice-President - Dianna Lysak made the motion and Rich Lindblom seconded it. Passed 5-0

Judy Chapman was nominated as Secretary - Dianna Lysak made the motion and Eric Boisvert seconded it. Passed 5-0

Rich Lindblom was nominated as Treasurer - Dianna Lysak made the motion and Judy Chapman seconded it. Passed 5-0

Curt Whitaker was nominated as Director - Judy Chapman made the motion and Eric Boisvert seconded it. Passed 5-0

Motion to adjourn by Rich Lindblom, seconded by Eric Boisvert at 8:25pm.

Judy Chapman

2018 Woodlands Association of Windsor Locks, Secretary