

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: September 5, 2019

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on September 5, 2019 at Dianna Lysak's home, 21 Quail Court, Windsor Locks, CT.

ATTENDING: Dianna Lysak, President, Eric Boisvert, Vice President, Rich Lindblom, Treasurer, Judy Chapman, Secretary, and Curt Whitaker, Director.

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 August 1, 2019 Board Meeting minutes. Curt Whitaker moved to approve the minutes and Rich Lindblom seconded the motion. The minutes were approved – 4 in favor, 1 absent.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The August 31, 2019 financials were discussed. Curt Whitaker moved to approve the August financials and Judy Chapman seconded the motion. The minutes were approved – 4 in favor, 1 absent.

ACCOUNT BALANCES AS OF 09/5/2019:

Windsor Federal Operating a/c	\$ 46,215.53
Windsor Federal Siding Sweep	\$ 14,828.73
Windsor Federal MM/Reserve	\$ 142,721.10
TOTAL	\$ 203,765.36

COLLECTIONS:

- There are two units currently in collections per Lori May, Residential Management Corporation. We did not have any information regarding 10 day demand notices to be sent.

OLD BUSINESS:

- Unit #31 contacted Residential Management to request a visitor pass for 9/27 thru 10/1. The board approved the request and Residential Management issued the pass.
- Unit #65 contacted Residential Management about various parking issues. Residential Management sent a letter to Unit #71 about double parking vehicles in one spot.
- Unit #65 contacted Residential Management about the owner of Unit #63.
- Unit #31 contacted Residential Management about a gutter issue on the right side of the front of the unit. A work order was issued for the repair.
- Mark Kubera to send a letter to Bill's landscaping about curb damage.

NEW BUSINESS:

- The board discussed the bids received for power washing the buildings. Judy Chapman made a motion to accept the Clean Machine bid. Eric Boisvert seconded the motion. It passed unanimously.
- The Board discussed getting a dumpster for the fall. The dumpster will be delivered by 10/4. It will be removed once it's full.
- Parking on Meadow Lane across from Woodcock Court entrance makes exiting Woodcock Court difficult.
- The Board had a discussion regarding the rules and regulations regarding the installation of Satellite Dish for the complex.
- Speeding continues to be an issue on Meadow Lane.
- Brush hogging needs to be done for many areas of the complex.

The next meeting will be Thursday, October 3, 2019 at Residential Management Corporation, 110 Mountain Road, Suffield, CT at 6pm.

At 7:03 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded by Curt Whitaker. The vote to adjourn was approved unanimously.

Judy Chapman

2019 Woodlands Association of Windsor Locks, Secretary