

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: December 5, 2019

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on December 5, 2019 at the Windsor Locks Public Library, Windsor Locks, CT.

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

CALL BOARD MEETING TO ORDER:

- The meeting was called to order at 6:00 p.m.

ADOPTION OF LAST MINUTES:

- The Board voted to approve the November 7, 2019 minutes. Dianna Lysak moved to approve the minutes. Curt Whitaker seconded. The minutes were approved unanimously.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The November 30, 2019 financials were discussed. Rich Lindblom moved to approve the November financials. Curt Whitaker seconded. The November financials were approved unanimously.

ACCOUNT BALANCES AS OF 11/30/2019: (No sheet for 12/5/2019)

Windsor Federal Operating a/c	\$ 20,481.88
Windsor Federal Siding Sweep	\$ 14,054.66
Windsor Federal MM/Reserve	\$ 138,357.78
TOTAL	\$ 172,894.32

COLLECTIONS:

- The number of units in collections was unknown per Mark Kubera, Residential Management Corporation.

OLD BUSINESS:

- Unit #65 was sent a letter about a visitor to their unit that was speeding down Meadow Lane. The unit owner responded with an email to the visitor attaching the complaint.
- Unit #15 notified Residential Management about a mice issue. Residential Management opened a work order and contacted KEA Pest Control.
- A certification of successful mold remediation was received for Unit #72.
- Unit #61 reported a roof leak. Residential Management opened a work order for maintenance to schedule an appointment to inspect and repair as needed.
- Gutter King was in the complex cleaning gutters on 11/25 and 11/26.
- A snow removal policy was presented to the board. Eric Boisvert made a motion to accept the snow removal policy. Judy Chapman seconded. The motion was approved unanimously and will be included in the January mailing to unit owners.

NEW BUSINESS:

➤ None

The meeting was suspended at 6:16 pm for the Annual Unit Owners meeting. The next board meeting will be on Thursday, February 6, 2019 at Residential Management Corporation, 110 Mountain Road, Suffield, CT at 6pm.

The meeting was resumed at 7:23pm.

Dianna Lysak was nominated as President - Eric Boisvert made the motion and Curt Whitaker 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

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

Rich Lindblom resigned from the board.

A new treasurer will be assigned at the next board meeting.

Motion to adjourn by Curt Whitaker, seconded by Judy Chapman at 7:36 pm.

Judy Chapman

2019 Woodlands Association of Windsor Locks, Secretary