

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: January 7, 2021

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on January 7, 2021 via zoom.

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

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:02 p.m.

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the November 5, 2020 minutes. Dianna Lysak moved to approve the minutes. Eric Boisvert seconded. The minutes were approved unanimously.
- The annual meeting budget and board member nominations/voting were held via mail due to Covid-19. Dianna Lysak and Judy Chapman were both elected to continue on the board of directors.
- Eric Boisvert moved to approve the following board positions. Judy Chapman seconded the motion. The motion was approved unanimously.
  - Dianna Lysak was nominated as President
  - Eric Boisvert was nominated as Vice-President
  - Judy Chapman was nominated as Secretary

**PUBLIC SPEAK TIME:**

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

**FINANCIAL REPORTS:**

- The November 30, 2020 financials were discussed. Eric Boisvert moved to approve the November financials. Judy Chapman seconded. The November financials were approved unanimously.
- The December 31, 2020 financials were discussed. Dianna Lysak moved to approve the December financials. Eric Boisvert seconded. The December financials were approved unanimously.

**ACCOUNT BALANCES AS OF 12/31/2020: (no sheet)**

Windsor Federal Operating a/c	\$ 19,960.54
Windsor Federal Siding Sweep	\$ 26,938.48
Windsor Federal MM/Reserve	\$ 149,379.33
<b>TOTAL</b>	<b>\$ 196,278.34</b>

**COLLECTIONS:**

- There are no units currently in collections per Mark Kubera, Residential Management Corporation. No units will be sent a 10 day demand notice.

**OLD BUSINESS:**

- Dick's Bulldozing is working on units 14-24 for water damage due to bad footing drains. Unit #14 has the most damage. The stoops for units 14 and 24 were lifted and the hole in unit 24 was patched.
- Unit #36 requested payment coupons from Residential Management and they were sent out.

- Unit #94 fire updates :
  - The unit owner does not have loss of revenue in their homeowner's policy. The association master policy may cover this.
  - All three insurance companies (the unit owner's insurance, the tenant's insurance company and the Woodland's Association insurance company) are investigating the fire at the unit. As of the January 7, 2021 board meeting, the Association had not yet been provided with their findings.
- There were many issues related to the snow cleanup for the storm on 12/17/2020. This was the first storm for the new plow company. Issues were that no salt or sanding done prior to start of storm, the courts and sidewalks were not cleared very well and there were quite a few cars that did not move. We were not provided pictures of the unmoved cars. Dianna was in contact with the plow company regarding issues.
- Unit #73 reported several issues related to the storm. These issues were relayed to the contractor.
- Unit #73 reported an issue related to another homeowner. Issues between homeowners is a civil matter unless it relates to a by-law violation it is not for the board to handle.
- A letter was sent to unit #73 after it was discovered that the renter was using an open fire pit.

#### **NEW BUSINESS:**

- Eric Boisvert has requested the board to get quotes on paving Woodcock Court
- Eric Boisvert has renewed software for adding PDF documents to the website.
- There was no feedback from the WL Fire Department about the speed bumps.
- The sub-contractor from Raymour and Flanigan who hit the Mallard Court mail hut has not paid for the damages. Dianna to pursue options.
- Eric Boisvert has contacted the Hartford Courant regarding the Courant Community papers being thrown on the ground under the mail huts.

The next meeting will be Thursday, February 4, 2021 at 6pm via Zoom.

- At 6:50 pm, a motion to adjourn the Board Meeting was made by Dianna Lysak and seconded by Judy Chapman. The vote to adjourn was passed unanimously.

*Judy Chapman*

2021 Woodlands Association of Windsor Locks, Secretary