

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: November 5, 2020

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on November 5, 2020 at Judy Chapman's home, 88 Woodcock Court, Windsor Locks, CT.

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

CALL BOARD MEETING TO ORDER:

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

ADOPTION OF LAST MINUTES:

- The board voted to approve the October 1, 2020 Board Meeting minutes. Dianna Lysak moved to approve the minutes and Eric Boisvert seconded the motion. The minutes were approved unanimously.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The October 31, 2020 financials were discussed. Dianna Lysak moved to approve the October financials and Eric Boisvert seconded the motion. The October financials were approved unanimously.

ACCOUNT BALANCES AS OF 11/5/2020:

Windsor Federal Operating a/c	\$ 50,110.49
Windsor Federal Siding Sweep	\$ 22,559.90
Windsor Federal MM/Reserve	\$ 162,174.33
TOTAL	\$ 234,844.72

COLLECTIONS:

- There are no units currently in collections per Mark Kubera, Residential Management Corporation. There are no 10 day demand notices to be sent.

OLD BUSINESS:

- Residential Management received a letter from Unit #54 regarding growing sink holes behind unit 38-52 building. CT Landscaping resolved the sink hole issue.
- Residential Management received a letter from Unit #74 regarding speed bumps. There is a concern about the height of the bumps.
- Residential Management received a letter from Unit #45 regarding proof of payment made on their assessment. This was needed for the sale of the unit. The unit owner paid the assessment in full and then requested a refund of the amount paid in advance. The amount prepaid was applied to the principal and can't be refunded.
- Residential Management received a letter from Unit #51 regarding visitor parking in Dove Court. It appears there are cars in a visitor spot for more than 3 days without a visitor sticker. Residential

Management requested the unit owner supply make, model and license plate to Residential Management to search database.

- Unit #65 also contacted Residential Management regarding Dove Court visitor parking and identified Unit #73 tenants as the offenders.
- Residential Management received a letter from Unit #15 requesting the specs for replacing their slider. Mark Kubera responding with the information.
- Residential Management received a letter C&M Services thanking us for accepting their bid for gutter cleaning.
- Curt Whitaker submitted a letter of resignation from the Woodlands Board of Directors. Dianna Lysak moved to accept the letter of resignation and Eric Boisvert seconded the motion. The letter of resignation was approved unanimously.

NEW BUSINESS:

- The survey had been finished and the fence installation will be started the week of November 9th. The survey showed that one of the Cannon Street homeowners has a fence that is on the Woodlands property. Dianna to call the Cannon Street homeowner to discuss options. The unit owner agreed that the fence company could remove the fence on the Woodlands property.
- The annual meeting and notifications will be handled via mail.

The next meeting will be Thursday, January 7, 2021 via Zoom at 6:00 pm.

- At 7:09 pm, a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded by Judy Chapman. The vote to adjourn was passed unanimously.

Judy Chapman

2020 Woodlands Association of Windsor Locks, Secretary