

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: February 4, 2021

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on February 4, 2021 via zoom.

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

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:01 p.m.

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the January 7, 2021 minutes. Dianna Lysak moved to approve the minutes. Eric Boisvert seconded. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

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

**FINANCIAL REPORTS:**

- The January 31, 2021 financials were discussed. Dianna Lysak requested the following changes.
  - Residential Management - Invoice No. 20224
    - \$377.34 - water leak 14 Partridge - REALLOCATE TO Unit Clean-up/Restoration Acct. **80533**
  - United Cleaning & Restoration - Invoice No. SI-17857
    - \$3,113.95 - Water Mitigation -14 Partridge - REALLOCATE TO Unit Clean-up/Restoration Acct. 80533
  - Enviromed Services - Invoice No. 14982
    - \$1,015.60 - asbestos Removal - Unit 14 - REALLOCATE TO Unit Clean-Up/Restoration Acct. 80533
  - Residential Management - Invoice No. 20190
    - \$124.22 - Roof leak due to ice damming REALLOCATE TO Acct. 80641 (Ice Damning)
  - Residential Management - Invoice No. 20165
    - \$168.57 - Roof Leak REALLOCATE TO Acct. 80532 (Roof Repair)
  - Don Gleason 100.00 REALLOCATE TO 80532 (Roof Repair) repair unit 49 roof leak

Eric Boisvert moved to approve the January financials as amended. Greg Blanchfield seconded. The January financials were approved unanimously as amended.

**ACCOUNT BALANCES AS OF 02/04/2021:**

Windsor Federal Operating a/c	\$ 30,341.38
Windsor Federal Siding Sweep	\$ 26,103.46
Windsor Federal MM/Reserve	\$ 153,152.43
<b>TOTAL</b>	<b>\$ 209,597.27</b>

**COLLECTIONS:**

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

**OLD BUSINESS:**

- Unit #66 contacted Residential Management about plow damage done to the garage on December 17, 2020.
- Unit #74 contacted Residential Management about a barking dog in unit #72 when the owner is not home. Residential Management asked for specific dates and times that would be used when contacting Unit #72 about the dog.
- Unit #5 contacted Residential Management about a parking issue. A car was parking behind a car that was in a legal spot. Residential Management requested car info (make, model and license plate #) if the issue should occur again.
- Unit #94 fire updates from Belfor as of 01/22/2021:
  - Exterior Cleanup of glass, debris was completed
  - The exterior burnt siding was removed
  - Scrubbed the stoop
  - Removed the caution tape
- The restoration for Unit #94 is estimated to be five months.

**NEW BUSINESS:**

- Unit #27 discovered water damage/mold during a basement renovation. Residential Management told the owner to let us know if the cost exceeded the \$10,000 deductible. We didn't hear anything further from the owner.
- A letter was sent to WL Fire Marshall thanking the Fire Department for their quick and professional response to the unit fire which occurred back in December 2020.
- There was a blocked drainage pipe in front of the building for units 14-24 and multiple units in that building were affected. Harry Briggs has been working on fixing the issues.
- Unit #11 had some water damage in their unit but the cost did not exceed the \$10,000 deductible.

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

- At 6:35 pm, a motion to adjourn the Board Meeting was made by Dianna Lysak and seconded by Eric Boisvert. The vote to adjourn was passed unanimously.

*Judy Chapman*

2021 Woodlands Association of Windsor Locks, Secretary