

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: August 3, 2023

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on August 3rd, 2023 via zoom.

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

ABSENT: Sean Hickey, Secretary & Judy Chapman, Director

CALL BOARD MEETING TO ORDER:

- The board meeting was called to order at 6:05 p.m.

ADOPTION OF LAST MINUTES:

- The Board voted to approve the May 4, 2023 minutes. Eric made motion, Dianna seconded the motion. The minutes were approved - 3 in favor, 2 absent.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The May 30, 2023 Financials were discussed. Dianna Lysak moved to approve the May, 2023 financials. Greg Blanchfield seconded the motion. The May financials were approved - 3 in favor, 2 absent.
- The June 30, 2023 Financials were discussed. Dianna Lysak moved to approve the June 2023 financials. Greg Blanchfield seconded the motion. The June financials were approved - 3 in favor, 2 absent.
- The July 31, 2023 Financials were discussed. Dianna Lysak moved to approve the July 2023 financials. Greg Blanchfield seconded the motion. The July financials were approved - 3 in favor, 2 absent.

ACCOUNT BALANCES AS OF 07/31/2023: Current Sheet not Available

Windsor Federal Operating a/c	\$ 71,929.55
Windsor Federal Siding Sweep	\$ 3,864.70
Windsor Federal MM/Reserve	\$ 244,399.50
TOTAL	\$ 320,193.75

COLLECTIONS:

- There is 1unit currently in collections per Mark Kubera, Residential Management Corporation. There were no 10-day demand notices sent for maintenance fees.

OLD BUSINESS:

- Evergreen tree service – Unit 16 \$1800 – Greg Blanchfield made motion, Diana Lysak Second – 3 in favor, 2 absent

NEW BUSINESS:

- Sinkhole repair \$2100 – Diana Lysak made motion, Greg Blanchfield second – 3 in favor, 2 absent
- Brushhogging - \$3400 – Diana Lysak made motion, Eric Boisvert second – 3 in favor, 2 absent
- Blight removal on property line - \$3500 – Diana Lysak made motion, Eric Boisvert second – 2 in favor, 1 abstain, 2 absent

The next meeting will be Tuesday September 12, 2023 via Zoom meeting

- At 6:59 pm a motion to adjourn the Board Meeting was made by Eric Boisvert and seconded by Greg Blanchfield. The vote to adjourn was passed unanimously.

Eric Boisvert