

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: February 1, 2024

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on February 1, 2024, via zoom.

**ATTENDING:** Dianna Lysak (President and Treasurer), Eric Boisvert (Vice President, Eric left the meeting at 7:00 pm), Cherri DeVoe (Secretary), Judy Chapman (Director) and Mark Kubera (Residential Management Corporation)

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:09 pm

**ADOPTION OF LAST MINUTES:**

- The Board voted to approve the November 2, 2023, Board Meeting minutes. Dianna Lysak moved to approve the minutes. Eric seconded. The minutes were approved: 3 approved, 1 abstained.
- The Board voted to approve the January 4, 2024, Board Meeting minutes. Dianna moved to approve the minutes. Eric seconded. The minutes were approved unanimously.

**PUBLIC SPEAK TIME:**

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

**FINANCIAL REPORTS:**

- The November 30, 2023, financials were discussed. Eric moved to approve the November financials. Judy Chapman seconded. The November financials were approved: 3 approved, 1 abstained.

**ACCOUNT BALANCES AS OF 02/01/2024:**

Windsor Federal Operating a/c	\$ 72,254.54
Windsor Federal Siding Sweep	\$ 0.00
Windsor Federal MM/Reserve	\$ 268,690.36
<b>TOTAL</b>	<b>\$ 340,944.90</b>

**COLLECTIONS:**

- Per Mark Kubera, Residential Management, LLC, there is one unit currently with the Attorney; there are zero units in collections.

**OLD BUSINESS:**

- The Addendum to the snow removal contract has been executed.
- The board was informed that a bob cat was parked in a unit owner's space. This issue has been resolved.
- Unit #86 has requested that the board waive 2 months of late fees. Judy made a motion to approve the waive of 2 months of late fees. Eric seconded the motion. The motion did not carry – 0 in favor, 4 not in favor.

Judy made a motion to approve 1 month of late fees. Eric seconded the motion. Motion passed unanimously.

- Mark will request a meeting with Mark Weisman and the board to discuss the reserve study.
- The lights in Woodcock Court are consistently on. The lights will be repositioned to see if the problem is resolved. There is also a dim light in the walkway. The light bulb will be changed to see if this corrects the problem. Mark will contact an electrician as needed.

**NEW BUSINESS:**

- There was no new business for discussion.

**Open session suspended at 6:22 pm to enter executive session.**

**Executive session ends at 7:09 pm to reenter open session.**

The next meeting is scheduled for Thursday, March 7, 2023, via zoom.

At 7:19 pm, Cherri DeVoe made a motion to adjourn the meeting. Dianna seconded the motion. The vote to adjourn was unanimous.

*Cherri DeVoe*

2024 Woodlands Association of Windsor Locks, Secretary