

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: May 2, 2024

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on May 2, 2024, at Unit 88 Woodcock Court at the Woodlands Complex.

ATTENDING: Dianna Lysak (President and Treasurer), Eric Boisvert (Vice President), Judy Chapman (Director), Cherri DeVoe (Secretary) and Mark Kubera (Residential Management Corporation)

CALL BOARD MEETING TO ORDER:

- The meeting was called to order at 6:43 pm

ADOPTION OF LAST MINUTES:

- The Board voted to approve the March 7, 2024, Board Meeting minutes. Dianna moved to approve the minutes. Judy seconded. The minutes were approved unanimously.
- The April 4, 2024, Board Meeting was cancelled due to a lack of a quorum. Hence there are no meeting minutes to approve.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- The March 31, 2024, financials were discussed. Dianna moved to approve the March financials. Eric seconded. The March financials were approved unanimously.
- The April 30, 2024, financials were discussed. An anomaly was identified with the bill from Eversouce. It was recommended that this be checked in the future. Eric moved to approve the April financials. Seconded by Judy. The April financials were approved unanimously.

ACCOUNT BALANCES AS OF 03/31/2024:

Windsor Federal Operating a/c	\$ 59,709.62
Windsor Federal Siding Sweep	\$ 6,010.66
Windsor Federal MM/Reserve	\$ 281,157.08
TOTAL	\$ 346,877.36

ACCOUNT BALANCES AS OF 05/02/2024:

Windsor Federal Operating a/c	\$ 80,035.08
Windsor Federal Siding Sweep	\$ 7,126.86
Windsor Federal MM/Reserve	\$ 285,767.42
TOTAL	\$ 372,929.36

COLLECTIONS:

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

OLD BUSINESS:

- The Board received a request for a community dumpster this Spring. After much discussion (which included the repair work currently underway as a result of the recent fire), it was determined that a community dumpster at this time is not in the best interest of the complex.
- A unit owner requested that their front stoop be reset. This is considered a safety issue and needs to be addressed. Judy made a motion to repair said stoop and move the charge as a capital expense. The motion was seconded by Eric. The motion was approved unanimously.
- As a result of the Spring Walkaround, the Evergreen Tree Service bid was deferred. Items identified during the Walkaround will be included in future bids.
- A Unit Owner requested Board approval for replacement of a front door. Dianna made a motion to approve the replacement door. The motion was seconded by Judy. The motion was approved unanimously.

NEW BUSINESS:

- The Spring walkabout was conducted on May 2, 2024. Mark to follow-up with individual unit owners on those items identified during the walkabout.
- A proposal was received for Gutter cleaning. The proposal is currently under review.

The next meeting is scheduled for Thursday, June 6, 2024, via zoom.

At 7:39 pm, Dianna made a motion to adjourn the meeting. Eric seconded the motion. The vote to adjourn was approved unanimously.

Cherri DeVoe

2024 Woodlands Association of Windsor Locks, Secretary