

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: September 18, 2024

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on September 18, 2024, via Zoom.

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

ABSENT: Cherri DeVoe (Secretary)

CALL BOARD MEETING TO ORDER:

- The meeting was called to order at 5:11 pm

ADOPTION OF LAST MINUTES:

- The Board voted to approve the August 1, 2024, Board Meeting minutes. Dianna moved to approve the minutes. Judy seconded. The minutes were approved – 3 approved, 1 absent.

PUBLIC SPEAK TIME:

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

FINANCIAL REPORTS:

- Dianna made a motion to the approve the June financials. Eric seconded the motion. The motion was approved – 3 approved, 1 absent.
- The August financials were discussed. Judy made a motion to the approve the August financials. Eric seconded the motion. The motion was approved – 3 approved, 1 absent.

ACCOUNT BALANCES AS OF 08/31/2024:

Windsor Federal Operating a/c	\$ 513,608.09
Windsor Federal Siding Sweep	\$ 1,982.69
Windsor Federal MM/Reserve	\$ 304,259.68
TOTAL	\$ 819,850.46

COLLECTIONS:

- Per Mark Kubera, Residential Management LLC, one unit is currently with the Attorney.

OLD BUSINESS:

- On September 10, 2024, Dianna made a motion via email:
 - Motion to accept the Evergreen Tree Proposal dated June 6, 2024
 - Seconded by Cherri
 - Vote as follows:
 - Dianna – Yes; Eric – Yes; Judy – Yes; Cherri – Yes
- Pruning in progress. Landscaper indicates that pruning should be complete by September 19, 2024.
- Progress payment requested for fire cleanup. Demolition of all three units completed.
- Outstanding items of Spring Walkaround Punch list identified and assigned:
 - Residential Management
 - Dicks Bulldozing
 - Unit Owners not complying with letters will need to have hearings scheduled
- Repair to water damage to a Unit is still in progress.

NEW BUSINESS:

- No new business was discussed.

Open session closes for Executive session at 5:41.

Open session resume at 6:11.

The next meeting is scheduled for Thursday, October 3, 2024, via zoom at 6:00.

At 6:12 pm, Dianna made a motion to adjourn the meeting. Eric seconded the motion. The vote to adjourn was approved – 3 approved, 1 absent.

Cherri DeVoe

2024 Woodlands Association of Windsor Locks, Secretary