

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS MEETING

DATE: January 2, 2025

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on January 2, 2025, via Zoom.

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

**CALL BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:01 pm

**ADOPTION OF LAST MINUTES:**

- The November 7, 2024, Board Meeting minutes were discussed. Judy moved to approve the minutes. Cherri seconded. The minutes were approved unanimously.
- There was no December meeting.

**PUBLIC SPEAK TIME:**

- There were no Unit Owners present for public speak time.

**FINANCIAL REPORTS:**

- The October 2024 financials were discussed. Dianna made a motion to approve the October financials. Judy seconded the motion. The motion passed unanimously.
- The November 2024 financials were discussed. Dianna made a motion to approve the November financials. Judy seconded the motion. The motion passed unanimously.
- The December 2024 End of Year financials were unavailable at the time of the meeting. The discussion was tabled until the next meeting.

**ACCOUNT BALANCES AS OF 12/31/2024:**

Windsor Federal Operating a/c	\$ 25,183.91
Windsor Federal Siding Sweep	\$ 4,772.72
Windsor Federal MM/Reserve	\$ 212,599.44
Windsor Federal Reserve CD	\$ 110,816.34
<b>TOTAL</b>	<b>\$ \$353,372.41</b>

Note that the information above was provided after the meeting.

**COLLECTIONS:**

- Per Mark Kubera, Residential Management LLC:
  - One unit is currently in collections.

### **OLD BUSINESS:**

- A Unit Owner had previously asked the board for permission to relocate their deck stairs at the time of replacing their deck. Board approval was given with the stipulation that no other changes were to be made. It was reported that the unit owner had modified the deck spindles with a design that was not “like kind”. No permission was requested or granted to change the style of the spindles. The Unit owner has been put on notice for non-conformance. Dianna made a motion that spindles be removed and replaced for conformity. Eric seconded the motion. Motion passed unanimously. Residential will inform unit owner of board decision.
- Eric met with a representative of Frontier for fiber internet. This would be an underground utility with individual boxes for each unit. Frontier is exploring cost to see if it is feasible to install the cabling necessary for fiber internet. There would be no cost to the Woodlands. A decision from Frontier is not expected until the spring.
- LaPierre to be contacted for various lighting/electrical issues.
- The lawn has been torn up (vehicle tire marks) around the shed. There was also damage to the shed identified.

### **NEW BUSINESS:**

- Due to a financial constraint, a unit owner has requested a payment plan. The Board has requested a more detailed plan be provided by the unit owner before the Board considers this.
- As a result of the recent election the following positions were voted on:
  - Cherri made the following motion:
    - Dianna Lysak – President
    - Eric Boisvert – Vice President
    - Judy Chapman – Treasurer
    - Cherri DeVoe – Secretary

Dianna seconded the motion. The motion was approved unanimously.

- A new Unit Owner has expressed interest in joining the Board. Dianna will reach out to this individual.
- Mark to reach out to the attorney regarding modifying the by-laws indicating that the owner must own the property for two years before renting the property.

The next meeting is scheduled for Thursday, February 6, 2025, via zoom at 6:00.

At 7:06 pm, Eric made a motion to adjourn the meeting. Judy seconded the motion. The vote to adjourn was approved unanimously.

*Cherri DeVoe*

2025 Woodlands Association of Windsor Locks, Secretary