

WOODLANDS ASSOCIATION OF WINDSOR LOCKS

BOARD OF DIRECTORS' MEETING

DATE: October 21, 2025

A meeting of the Woodlands Association of Windsor Locks, Inc., Board of Directors was held on October 21, 2025, via Zoom.

**ATTENDING:** Eric Boisvert (Vice-President), Judy Chapman (Treasurer), Cherri DeVoe (Director), and Laura Judge White & Katzman (W&K)

**CALL THE BOARD MEETING TO ORDER:**

- The meeting was called to order at 6:02 pm

**ADOPTION OF LAST MINUTES:**

- Past meeting minutes were approved via email:
  - May 1, 2025; Motion made by Judy and seconded by Eric; Motion carried.
  - July 15, 2025; Motion made by Judy and seconded by Eric; Motion carried.
- A motion was made for the approval of September 18, 2025, meeting minutes by Cherri and seconded by Judy. The motion was approved unanimously.

**PUBLIC SPEAK TIME:**

- The following Unit Owners were present for public speak time:
  - Unit 21 and Unit 57
- The following topics were discussed during public speak time:
  - Excessive use of ice melt. Laura to follow-up with the contractor regarding the use, location and amount of ice melt used during the winter season. Further follow-up may be required should existing plans be modified.

**FINANCIAL REPORTS:**

- The September 2025 financials were discussed. Cherri made a motion to approve the September financials. Judy seconded the motion. The motion passed unanimously.

**FINANCIAL SNAPSHOT September 2025:**

Operating Cash	\$ 13,519.46
Reserve Cash	\$ 284,368.59
<b>TOTAL</b>	<b>\$ \$297,888.05</b>

**COLLECTIONS:**

- Per Laura Judge, W&K:
  - There are six units currently in collection.

**OLD BUSINESS:**

- On September 22, 2025, President Dianna Lysak submitted her resignation effective immediately.
- Frontier Fiber Optics

- The agreement between Frontier and The Woodlands has been signed.
- Frontier to assign an account manager to work with Eric.
- Unit owners who have questions will be directed to contact Eric.
- Work to start late winter or early spring.
- Paving of Woodcock and Dove Courts
  - The BOD is currently waiting for additional quotes.
  - The BOD will reach out to Dick's Bulldozing for resolution of drainage issues prior to repaving.
  - A request was made that during re-paving that the curb is pushed back for 10' turning radius. BOD will address considering the additional costs.
- Speed Bumps
  - A survey was conducted with unit owners to gauge the community response to the existing speed bumps. Currently there are no plans to update the speed bumps. This will be an ongoing discussion within the board.

**NEW BUSINESS:**

- B&L Shed Mess & Rock Salt
  - Woodlands has received a payment of \$1,796.87 from B&L for damage repairs reimbursement of the shed.
  - The BOD will follow-up with B&L regarding cleanup.
  - New keys will be issued to B&L.
- 2026 Annual Meeting is set for Tuesday December 16, 2025, at 6:00 pm via Zoom.
- 2026 Budget
  - BOD moved to executive session at 7:00 pm
  - BOD exited executive session at 7:20 pm

The next meeting is scheduled for Tuesday, November 18, via Zoom at 6:00.

At 7:35 pm, Cherri made a motion to adjourn the meeting. Eric seconded the motion. The vote to adjourn was approved unanimously.

*Cherri DeVoe*

2025 Director