

**WINDHAM NORTH CONDOMINIUM ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
MAY 14, 2019**

The meeting of the Windham North Condominium Association (“WNCA”) Board of Directors was called to order at approximately 7:00 PM by President Robert Ross.

Present: Don Kanarvogel
Dave Kunis
Peggy Napoli
Robert Ross
Nancy Scappaticci

Ross read the required public notice of the meeting and indicated that notice of the meeting was posted in the Clubhouse and on the WNCA website.

Approval of Meeting Minutes:

Upon a motion by Napoli, seconded by Kunis, the reading of the minutes of the March 12, 2019 meeting of the WNCA Board of Directors was waived and the minutes were approved by all board members except Scappaticci who abstained.

President’s Comments: Robert Ross:

Closing on unit 434 is anticipated to occur on May 15. The capital contribution fee must be collected from the new homeowner.

825 Windham update: The attorney for the applicant requested a postponement to amend the site plan application. The next hearing is scheduled for July 10. Ross will follow up with the Wyckoff Planning Board to obtain the next filing. We will not receive notice of the filing. The applicant’s attorney requested that no one walk dogs on the property or enter the property and a sign to such effect was placed on the property. Ross agreed to notify all unit owners of the request.

Rescheduled Meeting: On motion by Ross, seconded by Napoli, the July 9 board meeting was rescheduled to July 2 due to the availability of all board members. All approved.

Treasurer’s Comments and Facility Report: Don Kanarvogel:

Financial report: Snow removal costs are under the full amount budgeted for calendar year 2019 but only \$1,490 is left for the remainder of the year. Reserves are healthy, currently at \$228,723 and expected to be \$246,000 at year end.

Professional fees: WNCA budgeted \$4,000 for professional fees anticipating the audit this year. (\$2,800). \$3,155 have been spent on legal fees in 2019 relating to the site plan application at 825 Windham. We are over budget on professional fees.

Upon motion by Ross, seconded by Napoli, the financial report was unanimously accepted.

Physical Plant: The Clubhouse boiler will be replaced this year. Ross will shepherd the project. We will look to increase the boiler output by 50% and raise the temperature of water going through. We will also look into installing a kickplate baseboard heater in kitchen to protect kitchen pipes from freezing.

Pool: Repairs are expected to be done and completed tomorrow. 20 linear feet of tile need to be replaced at a cost of \$3,400 which is covered in the budget. Opening day is expected to be on Saturday of Memorial Day weekend. Power washing of the deck, fence and walkway to the clubhouse will be done before opening. The possible prohibition of diaper disposal at the pool was discussed with no action taken. This will be monitored over the summer.

Unit Owner Enhancements: Upon motion by Ross, seconded by Kunis, the installation of the WNCA standard storm door at Unit 428 was approved by a vote of 4 members with Scappaticci, the homeowner, abstaining.

Garage Doors: Napoli noted that residents are required to keep the exterior of garage doors clean. She will give a list of residents who need to clean their doors to Scappaticci who will send emails.

Vice President's Comments: Peggy Napoli

Landscaping – New shrubs have been installed above the retaining wall as far as Unit 430. The shrubs include burning bush and viburnum orange muffin.

New business: The board discussed whether the rules and regulations permit playing pickleball on the tennis court. While pickleball is neither prohibited nor specifically permitted by the rules and regulations, upon motion by Scappaticci, seconded by Ross, it was unanimously agreed that an email would be sent to owners advising that pickleball may be played on the tennis court so long as the surface of the court is not affected by any perforations or permanent installations for a net or striping. At our annual meeting in December, our association members may decide to pass a rule permitting pickleball on a permanent basis.

Upon the unanimous approval of a motion by Kunis, seconded by Ross, the meeting was adjourned at approximately 8:30 PM.