

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
March 10, 2015

Meeting called to order by President Bob Ross at 7:14 PM with a reading of the public statement. Present were Don Kanarvogel, Regina Brooks, Bob Ross, and Dave Kunis. Peggy Napoli called into the meeting from Florida. Pat DeAngelis, head of the social committee, was present.

Peggy moved to waive the reading of the Jan. minutes. Don 2nd the motion. All approved. Peggy voted to accept the minutes of the Jan. meeting. Dave 2nd the motion and all voted in favor.

Pat presented a request for the Board to approve a BBQ for the June 14, 2015 Pool Party. The DeAngelis and Kunis families would contribute their grills. The Board approved.

The president reported there were no current issues facing the Association.

Don reported that we will go over our budget for snow removal this year and that there will be an assessment to make up the difference. The amount of the assessment will be reported at the May Board meeting. The Board agreed that a snow assessment was preferable to raising the snow removal budget amount that would then lead to an increase in maintenance fees. Our capital Reserve balance is \$223,055, an all time high. Don made a motion to move \$100,000 from the cash account in the reserves to 1 year CD in our reserve account with Atlantic Stewardship Bank. Regina 2nd the motion and all approved.

The board is looking into purchasing burlap next year to protect our bushes from being destroyed by the deer.

Rules and regulations for the maintenance of windows and doors are being developed. The specifics will be completed for the May board meeting.

After reviewing multiple bids, Don moved to have Jan Fence, Wayne, NJ replace the old and deteriorating wooden fencing which lines the border on the Brookside Avenue side of our property. The cost was the most competitive at \$40,500. The Board agreed on a dark brown vinyl replacement.

Regina requested that alternate snow removals be started at the cul de sac. The board did not approve.

The Board agreed on the purchase of two benches for the tennis court, to replace the broken benches that were removed.

Motion to adjourn at 8:32 PM was made by Bob and 2nd by Regina. All voted in favor.