

**WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
JULY 10, 2018**

Meeting called to order by President Bob Ross at 7:02 PM with a reading of the public statement. Present were, Regina Brooks, Bob Ross, and Dave Kunis, Don Kanarvogel and Peggy Napoli.

Bob moved to waive the reading of the May 8, 2018 special board meeting minutes. Don 2nd the motion. All approved. Dave moved to accept the minutes of the May 8, 2018 meeting. Peggy 2nd the motion and all voted in favor.

Bob presented an update on the insurance payments for the water damage sustained in unit 402. Some of the costs were paid and the rest is pending. Insurance bids for next year are in progress. They will be decided at our next meeting in September.

Gutter issues for unit 435 are being attended to.

Don presented the financial report, and we are operating on plan.

The pool is up and running. The filter has been replaced and the heater repaired. Aquatic Pool Service has been retained to do our pool maintenance.

Regina reported that all 30 units in our association are in compliance with our rule of having dryer vents professionally cleaned at least once every three years.

In order to prevent further erosion of the property behind units 423 – 429, the board approved plans to have a 3 foot grey fence with white posts erected with decorative stones in front. We have funds to cover the cost, and no assessment will be required.

Even after a personal warning by a board member, the owners in unit 434 are still not taking their dog to the designated area for pets. The grass in front of their unit is yellowed. Regina will send a letter reminding them again of the rules and penalties.

The Holiday party is scheduled for December 16 at Aldos in Wyckoff.

Motion to adjourn at 8:10 PM was made by Regina and 2nd by Bob. All voted in favor.

Our next meeting will be on Tuesday, September 18 at 7:00 P.M.