

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
July 12, 2016

Meeting called to order by President Bob Ross at 7:05 PM with a reading of the public statement. Present were Don Kanarvogel, Regina Brooks, Bob Ross, Dave Kunis and Peggy Napoli.

Peggy moved to waive the reading of the May 10, 2016 minutes. Don 2nd the motion. All approved. Don moved to accept the minutes of the May 10, 2016 meeting. Regina 2nd the motion and all voted in favor.

Bob reported that our insurance broker is putting our insurance renewal up for bid with up to 8 insurance companies. The results should be in by September. All insurance companies require that any paid contractor doing work on association property be licensed and insured. This will hold true for paid child chaperones using our pool and tennis facilities.

Don gave the treasurer's report. We are on track with our budget estimates for this year. Our reserve account has \$165,735 in cash which will more than cover the painting expenses. In addition, there is \$75,000 in our Fixed Income account. Dave moved to accept the financial report. Bob 2nd the motion and all voted in favor.

Don reported that the painting of clubhouse and Building 1 are completed. Going forward, two crews will be used to do the painting in order to assure that the entire job finishes by October of this year. The gutters of the buildings are being power-washed and Ted will replace any rotted wood.

The pool is being used and enjoyed by the residents and our pool water reports from the lab show that we are in compliance.

Sprinkler system adjustments have been made to correct areas were not receiving sufficient water.

Unit #457 reported that there was cable showing through her back lawn, and that grass could not grow because of the slope of the property. Don will investigate.

The Board unanimously voted that that all approvals for outside contractors to do work for unit owners on Association property will expire on December 31 of the year in which the approval was granted. Unit owners wishing to rehire those contractors must re-submit their requests to the board during the following year.

The Board approved the installation of the storm door in unit #455.

The Board approved the replacement of current bushes at unit #433 with boxwood shrubs. Costs to be paid by the unit owner.

The Board did NOT approve changing the brickwork along the front path of unit #433.

The Board did NOT approve the installation of a trellis in front of unit #410. The secretary will send a letter of notification to the unit owner.

Motion to adjourn at 8:05 PM was made by Regina and 2nd by Don. All voted in favor.

Our next meeting will be on Tuesday, Sept. 20 at 7:00 P.M.