

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
March 8, 2016

Meeting called to order by President Bob Ross at 7:03 PM with a reading of the public statement. Present were Don Kanarvogel, Regina Brooks, Bob Ross, Dave Kunis and Peggy Napoli via telephone conferencing.

Dave moved to waive the reading of the Jan. 5, 2016 minutes. Don 2nd the motion. All approved. Don moved to accept the minutes of the Jan. 5, 2016 meeting. Peggy 2nd the motion and all voted in favor.

Bob reported that the clubhouse pipes did freeze, but not break during the cold snap of sub freezing temperatures. As a proactive measure, we will be purchasing a space heater to put near the pipes if/when another such freeze occurs.

Don gave the treasurers report that showed that we will be going into the winter of 2016 with an adequate snow removal budget. Our reserve account totals \$280,635, which is what we planned for. Dave moved to accept the financial report. Regina 2nd the motion and all voted in favor.

Don requested and received 5 bids for painting the association units this spring. We unanimously approved the work to go to Roco Contracting & Painting, LLC, the lowest bidder at \$105,500. We have used them in the past and been completely satisfied. We will ask them for a cost to paint the interior of the clubhouse. The monies for these jobs will come from our Reserve account.

We will be again contracting with ECS Pool Management in 2016. They will be opening the pool early this year (April) so that we can have the pool painted and the new chaise lounge chairs delivered in time for our official opening on Memorial Day.

The repellent used by Save-A-Tree to prevent the deer from eating our plants and shrubs during the winter, appears to have worked well.

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, May 10 at 7:00 P.M.