

**WINDHAM NORTH CONDOMINIUM ASSOCIATION**  
**BOARD MEETING MINUTES**  
**November 10, 2015**

Meeting called to order by President Bob Ross at 7:00 PM with a reading of the public statement. Present were Don Kanarvogel, Regina Brooks, Peggy Napoli and Dave Kunis.

Peggy moved to waive the reading of the September 29, 2015 minutes. Dave 2<sup>nd</sup> the motion. All approved. Peggy moved to accept the minutes of the September 29, 2015 meeting. Don 2<sup>nd</sup> the motion and all voted in favor.

Bob reported that the annual meeting is scheduled for December 8, 2015 and that the meeting material has been mailed to all of our residents and emailed to all our residents who have email access. Proxy material is beginning to be received.

Don presented and the board reviewed and approved the budget for 2016. Due primarily to the nearly \$8000 increase in the cost of insurance for the association, the board approved a proposal for a \$65/quarter increase in the maintenance fee. The budget does not include monies to fund a fiscal audit of the association's books and records for 2015 and the board will recommend at the annual meeting that our membership waive the annual audit requirement as allowed in the by-laws. In the event that the waiver is not obtained, the board will approve a special assessment of approximately \$100 p/unit to fund the audit.

To prevent the deer from eating the shrubs and plants on our property, Save A Tree has sprayed a preventive chemical that will repel the deer but not harm them.

Don will be getting bids for painting the units in the spring.

Motion to adjourn at 8:00 PM was made by Regina and 2<sup>nd</sup> by Peggy. All voted in favor.

Our next regular meeting is January 5, 2016.