

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
November 13, 2018

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

Dave moved to waive the reading of the September 18, 2018 board meeting minutes. Don 2nd the motion. All approved. Peggy moved to accept the minutes of the September 18, 2018 meeting. Don 2nd the motion and all voted in favor.

Bob reported that the insurance claims for the water damage sustained in unit 402 were settled. The new clubhouse air conditioning units have been installed. The cost was \$13,363 and was covered by our capital reserve funds.

Work for erosion prevention in the back of units 423 – 429 was begun with the removal of dead trees. The fencing and stone will be put in November – December of this year.

Don moved to approve the 2019 contract renewals with Lucca for Landscaping and Snow Plowing at no increased cost from 2018. Regina 2nd. All approved.

Don presented the financial report. We managed to stay within budget, but realized that the increase in insurance costs and general operating expenses would require us to raise our quarterly maintenance fees for 2019 by \$100. Don proposed the 2019 budget to reflect this increase from \$1625/quarter to \$1725/quarter. Bob moved to approve the new budget. Peggy 2nd the motion. All approved. To ensure our capital reserve funds keep pace with growing costs, we plan to increase the quarterly maintenance fees by \$100/quarter in 2020 and then again in 2021.

Motion to adjourn at 8:45 PM was made by Regina and 2nd by Peggy. All voted in favor.

Our annual meeting will be on Tuesday, December 4, and the next board meeting will be on Wednesday, January 2 at 7:00 P.M.