

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
November 14, 2017

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, Peggy Napoli and Dave Kunis.

Peggy moved to waive the reading of the September 19, 2017 meeting. Regina 2nd the motion and all voted in favor. Bob moved to approve the minutes. All voted in favor.

Bob reported that our insurance carrier is doing an audit of our workman's compensation documentation. All is in order for Lucca Landscaping and Ted Pietranski, our maintenance man. Lucca will have to provide new documentation for the snow removal work done after November 14, 2017.

Don presented the finance report. Our Reserve account has \$184,992. The budget for 2018 is much the same as it was for this past year, and increases in the quarterly fees will not be required. Some adjustments to the timing of our capital reserve expenses were made. They included moving new roadway expenses to 2019, and expanding our reserve estimates through 2037. Motion by Bob was made to accept the report and 2nd by Dave.. All voted in favor. Motion to accept the budget for 2018 was made by Regina and 2nd by Peggy. All voted in favor.

Motion to fix the 2018 quarterly maintenance fee at \$1625 was made by Don and seconded by Regina and approved unanimously.

Don presented the pool report and indicated that we will be replacing 24 pool deck chairs in 2018.

Gutter and window cleaning will begin when the leaves are down.

Regarding Rule #4 of the WNCA Rules/Regulations and the parking of commercial-like vehicles the board voted unanimously to approve the following definition of a commercial-like vehicle: pick-up trucks, full size cargo vans, full size passenger vans, buses, vehicles with commercial license plates, vehicles without full side and rear windows, vehicles with commercial lettering (whether or not temporarily covered), vehicles weighing over 8,000 pounds and any vehicle that is too large to fit in the garage with the door closed (because of length or height).

The board unanimously approved a motion to grant unit #410 permission to install a permanent whole-house electric house generator, contingent on approval by Bob and Don of the documentation required by our rules/regulations.

The Board secretary was requested to notify certain units that the oil stains on their garage doors be removed within 30 days of the notification.

The Board voted that Bob draft and propose a rule at the coming Annual Meeting for the unit owners to vote on requiring professional dryer vent cleaning every 3 years.

The next board meeting will be January 2, 2018 at 7:00 PM.

Motion to adjourn at 8:25 was made by Bob and 2nd by Peggy. All voted in favor.