

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
September 18, 2018

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

Bob moved to waive the reading of the July 10, 2018 board meeting minutes. Peggy 2nd the motion. All approved. Peggy moved to accept the minutes of the July 10, 2018 meeting. Don 2nd the motion and all voted in favor.

Bob presented an update on the insurance payments for the water damage sustained in unit 402. The claim is still in progress. The Board decided to ask our attorney for advice regarding changes to our by-laws to whether to include language as to strict liability for the association members in cases where unit owner's negligence caused damage to the units. In such cases the negligent owner and/or their insurance company would be liable for the damage.

Insurance bids for next year were reviewed. The best bid was from our present carrier Greater New York and related insurance companies. The cost for 2018 – 2019 will be \$26,829.64. Bob moved to accept their bid. Regina 2nd the motion and all voted in favor. Bob will execute the necessary documents to facilitate the renewals.

The replacement for the 2 air conditioning units in the clubhouse was discussed. Several company proposals were reviewed. Whalen and Ives, Park Ridge, NJ submitted the most reasonable bid. They would provide and install 1 5-ton Trane unit and 1 2-ton Trane unit for \$13,188. Don moved to accept their proposal, Regina 2nd the motion and all voted in favor. The entire cost of the project will be paid with funds from our capital reserve account.

Don presented the financial report. Our CD matured in August, and the \$78,084 was reinvested in a 30 month CD at 1.5%.

In order to prevent further erosion of the property behind units 423 – 429, the board approved plans to have a 3-foot grey fence with white posts erected with landscaping ties and decorative stones in front. The cost is approximately \$5,000 and we have the funds available. At the same time, our fence near to dog walking area will be extended to block the view of vehicles in the adjacent parking area. We will also replace the broken fence panels on the Brookside Ave side of our property.

The new pool maintenance company, Aquatic Pool Service is working out very well.

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

Our next meeting will be on Tuesday, November 13 at 7:00 P.M.