

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
September 19, 2017

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

Dave moved to waive the reading of the July 11, 2017 meeting. Peggy 2nd the motion and all voted in favor.

Bob reported on bids for WNCA insurance. Two bids were received. One from Greater N.Y. Insurance for \$24,934.64 One from QBE for \$26,556.93.
Motion to award bid to Greater N.Y. proposed by Don and 2nd by Peggy. All voted in favor. Last year's premium was \$25,112.14.

Don reported everything is in excellent condition in finance. Our current operating account bank balance is \$16,079.00 and our reserve account has a balance of \$172,992.00 Motion to accept financial report was made by Bob and 2nd by Dave. All voted in favor.

Pool use was better than ever this year. The heater will be replaced for next year's use. We are looking into the replacement of the 24 deck chairs.

We also resurfaced our tennis court and installed a new net. We have received many positive comments from our unit owners as to the quality of the project.

Gutter cleaning will begin when the leaves are down. Usually by the end of November.

Peggy reported that because of the amount of rainfall this year, some of our trees did great but others suffered. Luca Landscaping will assess any damage in the spring.

Old Business

Motion was proposed by Bob and 2nd by Dave that the owners of Unit #410, be permitted to use the services of Save A Tree (a WNCA approved and retained tree contractor) to prune certain association owned trees on the common area near their unit. Such trimming to be performed at the unit owners' expense under the supervision of the WNCA Executive Board through its Vice-President and landscaping committee chairperson, Peggy Napoli. This authorization expires 12/31/17. The motion was passed by all.

New Business

Moved by Don and 2nd by Peggy that the owners of unit #437 have represented that they have contracted for a major demolition/replacement project for certain interior components of their unit (four bathrooms) and such a project is to be "staged" from the interior of their garage. Further, the unit owners have represented that they will be residing at times at their alternative out of state residence during the meeting pendency of the construction project and have thus requested 24/7 use of (2) guest parking spaces to store their vehicles during the time that they

are residing out of state while the project is ongoing. Therefore, the board approves the request in the context of not enforcing WNCA Rule/Regulation #4 (Paragraphs 2&6) subject to the following conditions:

- The time for approval is limited to the period 10/1/17 thru 11/30/17, or until the work is complete, whichever comes first.
- At anytime that the unit owners are living in the unit, both vehicles must be parked in the driveway when actual construction work is not on-going.

The motion was passed unanimously.

Moved by Dave and 2nd by Bob that the owners of Unit #438 have requested approval to install a whole house electric generator in accordance with WNCA Rule/Regulation #7 (B) and related Schedule B and such request is approved following satisfactory submission to the board of the documents reflecting in the aforementioned Rule/Regulation and Schedule. Such documents to be submitted to the board through its treasurer, Don Kanarvogel. Upon documentary review/approval, Robert Ross, association president will deliver an approval letter to the unit owners for presentation to the appropriate Wyckoff Township official (s) in support of the unit owners obtaining the necessary construction and other permits. All voted in favor.

The board discussed non compliance of residents with commercial type vehicles parking on WNCA property.

The next board meeting will be November 14, 2017 at 7:00 PM.

The annual General Meeting will be December 5, 2017 at 7:30 PM.

The 2018 reorganization board meeting will be Jan 2, 2018 at 7:00 PM.

Motion to adjourn at 8:50 was made by Bob and 2nd by Peggy. All voted in favor.