

**WINDHAM NORTH CONDOMINIUM ASSOCIATION**  
**BOARD MEETING MINUTES**  
**July 14, 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. Jack McCarthy was also present.

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

Bob reported that the process to request bids for the renewal of our insurance policy is in progress, and all bids will in by September 20. A special meeting will be called sometime between September 20 and October 18 for Board approval of the new bid.

Don reported that our budget is on target, and there are no issues. Our current Reserve account is \$206,598. Peggy made a motion to approve the financial report and Regina 2<sup>nd</sup> the motion. All approved.

There are several pool chaise lounges seats that have started to deteriorate. We will start looking into re-webbing or a gradual replacement in 2016.

Peggy reiterated the policy that the association will remove dead shrubs at Windham's cost. They may be replaced at the unit owner's expense. Any live bushes that are removed are at the homeowners cost and must be replaced at the homeowners cost.

The board considered an application for structural changes to unit #455. On Don's motion, seconded by Peggy the request by Diane Weiner to make structural modifications to the wall separating the kitchen and living room of Unit # 455 as specified on the drawings provided by Architect H. Volker Fuentes, Denville, NJ 07834 (Phone: 973-453-6339/License # NJ AI 10881) and the July 2015 approval of the Wyckoff, NJ construction official as evidenced by issued building permits was approved unanimously.

Don and Dave are still developing rules and regulations for the maintenance of windows and doors.

Unit owner #443, Jack McCarthy, requested that the Board allow him to replace the previously approved awning of solid grey, with an awning of grey and white stripes. A motion to that effect was put into place. Don moved to approve the motion, Regina 2<sup>nd</sup> and all approved. The new regulation for the awning is: Recasens USA, RicaCril Design Line, R061-white grey. Any installation must first have Board approval. If this awning cannot be found, then one of equal quality and matching style can be installed, provided it has board approval.

A new bench has been delivered to the tennis court.  
The next board meeting is on September 8.

Motion to adjourn at 8:10 PM was made by Bob and 2<sup>nd</sup> by Dave. All voted in favor.