

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
May 12, 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.

Dave moved to waive the reading of the April minutes. Don 2nd the motion. All approved. Peggy moved to accept the minutes of the April meeting. Dave 2nd the motion and all voted in favor.

Bob reported that the process to request bids for the renewal of our insurance policy has begun. The policy needs to be renewed before Oct. 18. Our updated Master Deed and Bylaws have been officially recorded with the Bergen County Clerk and copies of these updated documents along with a copy of our Rules/Regulations will be prepared and distributed after our annual meeting in December.

Don reported that snow assessment fees have been collected from two units prior to the issuance of the bill. Our capital reserve balance is \$194,587. This includes a \$75,000 20-month CD with Atlantic Stewardship Bank.

Peggy reported that after getting several bids on methods to contain damage the deer have done to our shrubs, Save-A-Tree came in with the best offer. They would spray the property once, after the temperature got below 62 degrees (usually in November). The cost was \$2240 plus tax. Peggy moved to accept the offer. Regina 2nd the motion and all voted in favor.

Rules and regulations for the maintenance of windows and doors are still being developed by Don and Dave.

A recent “walk-around” of our complex has revealed unauthorized installations of garden ornaments, bird feeders, windmills, statues, paving stones, signs and other decorative items. Unit owners are NOT authorized to install any object on the common elements, including those nearest to his/her unit without board approval. On Don’s motion, (2nd by Regina) in order to begin to remediate this issue, the board adopted the following:

By June 1, 2015, unit owners are to remove any and all of the above-described items that are currently visible from our street and those which will be visible during the winter season. These items may, however, be relocated to the garden beds adjacent to the rear of the unit or to other beds where they are NOT visible from the street. In addition, no ornaments may be installed in the following areas:

On the hill, across the rear lawn on the Brookside Avenue side of our property (even-numbered units)

On the property across the rear lawn on the “water” side of our property (odd-numbered units)

The pool will be ready for opening on Memorial Day weekend.

Upon closing of the sale of Unit #455, the new owner has requested permission to remove a wall between the living room and the kitchen. The board will consider this change when signed/sealed plans from an architect have been submitted simultaneously to the board and the building dept. of the Township of Wyckoff.

The board is considering additional fencing along the cul-de-sac; however, Township Planning Board approval is necessary. The board will take this matter up at a later meeting.

New benches for the tennis courts are waiting for the courts to be power washed.

Motion to adjourn at 8:40 PM was made by Bob and 2nd by Regina. All voted in favor.