

Woods Walk Condominium Association Executive Board Meeting

Date: Thursday, 07 June 2016

Time: 6:33 PM

Location: Velma's condo, 73 Murphys Drive

Attendees: President Velma Williams; Treasurer Merrill Katz; Secretary Jody Katz

Members at Large: Bob Moriarty, Sandy Dyer

Meeting was called to order at 6:33 PM.

Bob reported that **one person** complained about Velma going on people's decks in preparation for upcoming contractor's work. Inspection of the common elements and limited common elements is among the HOA's Board's major duties, especially when responding to a resident's request for repair or replacement of a problem item. In the future, board members will contact the Unit resident to set up a date and time prior to inspecting the problem issue, and Unit residents will be notified before a contractor comes into the community to perform work.

Sandy Dyer hired Northeast Paving to work on her driveway. She will be responsible for all costs.

The Association must register all minutes with the Town of Groton.

It was reported that it would cost each unit \$30-\$35 per month for a management company to take over running the Association.

Unit at 88 Murphys Drive will be for sale. Owner has not yet submitted a resale certificate. This must be done before the closing. The certificate is also needed for refinancing.

### **Reading and/or Approval of Minutes**

Minutes were read and approved.

### **Treasurer's Report**

The Treasurer reported \$9351.98 as a closing balance in the Bank of America account. He also reported that CT Basement Systems has been paid, and he deposited \$1000 into the Association reserves.

Owner of 102 Murphys Drive owes us \$1000. The Association laid out \$1000 for planking.

Jody to send Peter Schulteis a sympathy card – his mother passed away.

### **Entertainment Committee Report**

Friday, July 1: Wine and beer party

Saturday, July 24: Picnic

??Date: Movie night

### **Landscaping**

Velma to contact Eagle Landscaping about cutting down the trees that were agreed to: next to 1063 Pleasant Drive N., along the driveways at 57 and 117 Murphys Drive.

Residents wanting special yard treatment, e.g., aerating, seeding, must be aware that they must water their yards.

They will be responsible for all costs.

Kevin says it will take a couple of years to bring all of the Association lawns back into shape.

### **Maintenance**

Units 32 and 34 need their garage doors repaired.

Unit 102's slider has been fixed. The owners have replaced and paid for the shrubs they had removed.

The corner on the condo at 1063 Pleasant Drive N. was damaged by branches, not by a truck. Bob Moriarty will follow through with the condo material manufacturer to obtain the materials to repair the damage.

Unit at 102 Murphys Drive needs to have a window and door repaired by Dan. Bob will write up a summary of what work Dan performed for that Unit.

Tom from Ace Overhead Garage suggested a fix for garage doors before they break: install a larger piece to replace the small one that was originally installed.

Unit 101: Back steps foundation has eroded; the deck is starting to lift.

Bob Moriarty's unit needs an extra supporting beam placed under the porch.

Velma to look at old deck schedule to see which units are good, fair, and bad.

1077 Pleasant Valley Rd North: deck roofing is falling

Unit 88: stairs have begun to angle.

Regarding the numbers to be placed above the garage doors, Tom will make a list of the numbers we need.

Bob to check on railings.

Velma reported that Woods Walk Commons Condo Association has been FHA and VA certified.

An email needs to be sent to all unit owners that they request a resale certificate BEFORE their closing occurs.

Note: Residents of Unit 1065 Pleasant Drive N have moved out of their condo.

Respectfully submitted,

Jody Katz, Secretary  
Woods Walk Condominium Association