

Woods Walk Condominium Association Executive Board Met with Adam Ragusa (recommended by Pat Ayars to help us with our Accounting Audit)

Tuesday, 30 June 2015

6:30 PM

Location: Velma Williams' condo

Attendees: President Velma Williams; Vice President Joe Whittemore; Treasurer Merrill Katz; Secretary Jody Katz

Met Adam. Talked about what his responsibilities would be. Merrill and Velma shared what had been done to date and what still needs to be done. adamragusa@sbcglobal.net

Woods Walk Condominium Association Executive Board Meeting

Tuesday, 30 June 2015

Location: Velma Williams' condo

Meeting called to order at 7:30 PM by President Velma Williams

Attendees: President Velma Williams; Vice President Joe Whittemore; Treasurer Merrill Katz; Secretary Jody Katz

Members at Large Present: Sandy Dyer

Members at Large Absent: Tom Dobruck, Building Maintenance Chairperson Phil Novak; Grounds & Landscaping Chairperson Fred Ahmu (all sent notes saying they were not available to attend)

No secretary's report.

Treasurer's Report

Mid-year Financial Snapshot: 2015

Income / June 2015: \$8,395.00 (some payments for July have been made and are included in this figure)

Expenditures / June 2015: \$6,846.88

Cash Flow / June 2015: \$1,548.12

Reserves / Charter Oak Federal Credit Union

Cash in Savings Account: \$36,187.56

CD1: \$10,796.43

CD2: \$5,378.02

Total Reserves: \$52,362.01

Merrill to send a reminder for Submersible Grinder Pump Assessment payments to 2 Unit owners.

Merrill to send Sandy (Dyer) the treasurer's report to be added to our website.

Velma Points of Discussion:

Velma and Sandy removed the tree limbs from 2 properties.

One owner reported to Velma that there is a small patch of grass on his property that never gets mowed. Velma will follow-up. The Unit owner says he has some plants that are dying that were planted by the builders. Can the dying plants be replaced by the Association?

One resident needs the barbecue pad form. Jody to attach to an e-mail.

New tenant at 18 Murphys Drive. . She needs her shrubs cut. Velma to give Jody the new tenant's contact information. The new tenant is renting from Kristin and PJ Driscoll.

A new tenant will move in to 32 Murphys Drive around July 15.

Handrail at 32 Murphys Drive; got fixed and repaired 2 staves for 125 Murphys Drive.

Three Unit owners reported that rain has washed away under the cement along their driveways.

Maintenance: We need to take care of decks that are rotting. Some are scheduled to have decks and rails painted, but if decks are rotting, painting cannot be done. Some decks which are scheduled are in better shape than some others that are not scheduled. Need to reassess 71 and 73 for decks painting and staining.

One Unit owner would like his railings to be painted. It is scheduled but his railings are in better shape than most of the community.

Sandy to put barbecue pad form on-line. We should be directing folks to the condo website link to obtain the form rather than attaching the form to an e-mail. However, there is more than one Woods Walk Commons Condo website on-line. People are getting on to the wrong one and are obtaining incorrect documents. The incorrect one/s need to be removed. Unit owners must pay close attention to the website they go to for the community.

As of May 4th 2015 Pat Ayars officially became our Condo Association attorney.
Also May 4th 2015 Woods Walk Condominium is Secretary of State Connecticut Certified.
Now that we are State Certified, the processes of FHA/VA commence.

Per the Bylaws and the FCC, Satellite Dishes ARE NOT ALLOWED on the Limited Common Elements of the Community (THE ROOF, THE SIDING of EVERY Building. **No Satellite Dishes are allowed - no exceptions.**

Unit Owners who have installed Satellite Dishes on their roofs and on the siding of Limited Common Elements will be notified by Attorney Patricia Ayars on how best to have them removed from the Limited Common Elements (the roof/siding) and moved to the Common Element (the grounds of the Unit owners).

Pat will also take care of developing the form for satellite dishes. She will be in touch with someone who has expertise in the FCC guidelines as it applies to Common Condo Communities.

Tenants cannot put up a satellite dish without telling the Unit owner.

Urenas will be moving in early August.

Board member must oversee all Contracts. Contractor will get paid by the treasurer upon receipt of an invoice. Payment does not go to a Unit owner or the coordinators.

Meeting adjourned at 8:45 PM.

Respectfully submitted,

Jody Katz, Secretary