

Woods Walk Condominium Association Executive Board Meeting

Date: Tuesday, 22 March 2016

Time: 6:35 PM

Location: Tom Dobruck's condo, 117 Murphys Drive

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

Members at Large: Tom Dobruck, Sandy Dyer

Homeowners: Carl Mason

Attorney Adam Cohen, our former Association attorney, had recommended our By-laws be updated. Attorney Pat Ayars (present Association attorney) agrees.

Need to look at Sections 19.5 and 19.6.

One unit owner who owns two units is in arrears for March dues.

\$55,614 in reserves

Cash: \$39,320; \$10,885; \$5,422

Joe Whittemore edited a draft email which was sent to the homeowners (original email drafted by Jody Katz) to provide information to the homeowners regarding the foundation problem, solicit feedback, and a select 1 of the 3 options on how to pay for the foundation fix that are being considered.

Carl would like to do an assessment rather than use our reserves to pay for the Unit 109 foundation issue. Several people favored using the reserves.

Officers were leaning toward using the reserves.

We are still waiting for a final price from CT Basement.

What happened to the reserves collected in 2007?

Once we get all of the proposals back and settle on a final cost, we then have to hold a special meeting for homeowners to vote on which payment option to use.

A special assessment needs to be voted on by the homeowners.

Velma asked Joe, Bob, and Merrill to meet with CT Basement and get a solid quote from Dan Diccio.

CT Basement Systems says this is not an emergency.

Tom made his case to use our 2010 Declaration as our document to follow since it was signed, notarized, and approved by the homeowners in 2010. Merrill and Joe voted with Tom to use the 2010 Declaration as our guiding document. Jody and Sandy abstained. Velma did not vote. The document includes maps and boundaries. Each amendment refers to a condo that was sold. No changes were made to the rest of the document.

Notice of Declaration Amendment 9: DOC ID 003830880031 Type: LAN; 1066 PG 846=894. Signed and dated 23Dec2010.

Discussion about the make-up of the Executive Board: voted in by homeowners at annual meeting. Executive Board is to vote for officers from those who were voted in. The homeowners do not vote for the officers.

Private meeting means no homeowners would be allowed (for example, if a meeting dealt with a specific issue where the details should truly be kept confidential).

Velma has the lock box.

Tom to look into numbers to be used to put above garage doors. Find out from the fire department about size, contrasting color. Tom to look into other types of lock boxes and where they could be located for ease of use by emergency personnel.

The Declaration document is the only document that's on record with the Town of Groton. Not the By-laws and not the Rules. Pat Ayars will be updating our by-laws and rules. It is recommended that the By-laws and Rules use a footer on each page that contains the date updated and the signatures of all board members.

Next meeting at Sandy's condo, Thurs., March 31, 6:30 PM. Pat Ayars will arrive and we will have supper before the meeting begins.

Respectfully submitted,

Jody Katz, Secretary
Woods Walk Condominium Association